

September 23, 2025
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
CARDIFF ROOM AND VIDEOCONFERENCE
2:00 p.m.

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

2.1. Appellant: Fred Fibi & Cheryl Gerlock 025-STU-010
Development Appeal

Appellant: Ava Siemens 025-STU-011
Development Appeal

3. ADJOURNMENT

Appeal #1

025-STU-010 & 025-STU-011

Appealing the Development Authority's issuance to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.



Sturgeon COUNTY

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site: <i>56311 Lily Lake Rd</i>		
Legal land description of site: <i>Lot A, Block, Plan 2986KS</i> (plan, block, lot and/or range-township-section-quarter)		
Development Permit number or Subdivision Application number: <i>305305-25-00170</i>		
Appellant Information:		
Name: <i>Fred Fibi + Cheryl Gerlock</i>	Phone: <i>Severed in line with s.20 of ATIA</i>	Agent Name: (if applicable)
Mailing Address: <i>Severed in line with s.20 of ATIA</i>	City: <i>Severed in line with s.20 of ATIA</i>	
Postal Code: <i>Severed in line with s.20 of ATIA</i>	Email: <i>Severed in line with s.20 of ATIA</i>	

APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal
Stop Order	
<input type="checkbox"/> Stop Order	

REASON(S) FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons

<i>Experimental agritourism is too vague and leaves too much room for interpretation. Agricultural festivals draw large crowds and are disruptive to neighbours. The volume of traffic allowed is disruptive, and the hours of operation to 11pm are disruptive to neighbours</i>	(Attach a separate page if required)
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The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Severed in line with s.20 of ATIA	Date: <i>September 3/25</i>
OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Hearing Date: YYYY/MM/DD



Sturgeon County
9613-100 St
Morinville, Alberta T8R-1L9
(780) 939-4321 ext.

FIBI, FRED & GERLOCK, CHERYL

Receipt Number: 202506292
GST Number: 107747412RT0001
Date: 2025-09-03
Initials: KB

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Visa:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

September 8, 2025

SDAB File Number: 025-STU-010

Dear Fred Fibi & Cheryl Gerlock:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	2986KS; ; A ; --- 56311 Lily Lake Road
Development Permit Application Number:	305305-25-D0170
Decision Regarding Proposed Development:	A development permit was approved with conditions to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 3, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

The Board has received an additional appeal on this matter from another Appellant. Please be advised that the Board intends to hear from both Appellants during the hearing and will issue one decision on the matter.

Take notice that this SDAB hearing is scheduled for **September 23, 2025 at 2:00 p.m.** in the **Cardiff Room** of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 453 970 791#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 18, 2025. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board



Sturgeon COUNTY

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site: 56311 Lily Lake Rd.		
Legal land description of site: 2986KS ; ; A ; ('plan, block, lot' and/or 'range-township-section-quarter)		
Development Permit number or Subdivision Application number: 305305-25-D0170		
Appellant Information:		
Name: Ava Siemens	Phone: Severed in line with s.20 of ATIA	Agent Name: (if applicable)
Severed in line with s.20 of ATIA	City, Province: Severed in line with s.20 of ATIA	

APPEAL AGAINST (Check ONE Box Only) for multiple appeals you may have

Development Permit	Subdivision Application
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

Stop Order

☐ Stop Order

REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

Please see attached document.

(Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)*. Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent: Severed in line with s.20 of ATIA	Date: Sept. 3, 2025.
FOR OFFICE USE ONLY	
SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Hearing Date: YYYY/MM/DD

To:
Secretary, Subdivision & Development Appeal Board
9613-100 Street
Morinville, AB T8R 1L9

Re: Development Permit No.: 305305-25-D0170
Rural Address: 56311 Lily Lake Road (Location of Prairie Gardens)

September 1, 2025

Brief Introduction:

We own property adjacent to Prairie Gardens (ours is Severed in line with s.20 of ATIA). We share approximately 700m worth of property line. Our family has lived here throughout Prairie Gardens' operation, and we strive to be respectful, reasonable neighbors.

Over the years, the operator of Prairie Gardens has been amenable to making changes to accommodate many of the concerns we have presented to her. Sometimes their response is quick, but sometimes, it takes years to accomplish a satisfactory result. In the past, new activities—particularly non-agricultural and noise-generating ones—have been introduced without prior consultation, leaving neighbors to react after the fact. This has created unnecessary stress and conflict.

We request that this permit provides clearer definitions around "Experimental Agritourism" and "Agricultural Festivals" (permit conditions section 1), allowable traffic amounts (permit conditions section 4), and proposed hours (permit conditions section 6c). Clearer terms will reduce future disputes and help Prairie Gardens operate successfully while respecting the peace and enjoyment of neighboring properties. We are concerned that the current version of this permit allows for additional and potentially disruptive activities to be developed at Prairie Gardens in the future with very little recourse available to adjacent landowners should there be an issue.

Permit Conditions Section 1:

The term "Experimental Agritourism" is vague and overly broad. As written, it allows the permittee free reign to provide customer activities such as pumpkin and corn cannons, pre-recorded and broadcasted puppet shows, amplified (non-acoustic) musical entertainment, microphoned performers, helicopter tours, and anything else they may choose to add in the future. The items on this list provided are specific and current activities (excluding the cannons this year so far) occurring at Prairie Gardens, that we have addressed with Tam personally, as well as with council and the Agritourism Task Force in the past (with the exception of the helicopters- that is a recent addition).

We can tolerate the current day-to-day customer noise associated with Prairie Gardens' core operations. However, the examples we have provided could be categorized as "experimental agritourism". These generate the most disruption and, in some cases (as in the helicopters), compromise our privacy. These activities do not necessarily or clearly support agriculture, as outlined in Permit Advisory Note #1. We respectfully request that the term "experimental agritourism" is removed from this permit entirely.

Regarding "agricultural festivals," we are willing to support occasional events provided they do not include disruptive add-on activities such as those listed above. We recommend that the permit include a sub-section with clear limits on the number, frequency, and hours of such festivals. Without limits, the current wording could allow festivals every weekend, which would exceed reasonable expectations for neighboring landowners.

We are not appealing the permit's other stated uses: "...garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences...small scale food processing, petting farm and house, pony and hay rides, agricultural mazes" as long as they continue to be carried out in a way that respects neighboring landowners. We are in favor of Prairie Gardens continuing to focus on their successful horticultural and agricultural goals, but ask that "experimental agritourism" be excluded.

Permit Conditions - Section 4

This is a significant traffic increase to the "average is about 75 cars a day from May to September, and 5 cars a day through the winter" (email from Tam Andersen Oct.4, 2023). In our October 7, 2023 letter to the Appeal Board, we supported a modest increase from the previous 50-vehicle cap to balance Prairie Gardens' business needs with our ability to enjoy our property. Currently this permit would allow for Prairie Gardens to maintain/generate customer traffic up to 675 vehicles in and out per day all year if the turn lane is constructed, or 675 vehicles only when the variable speed limit option is in use. To jump from 50 to 675 is excessive in either case, and may significantly increase noise, congestion, and trespassing.

Past adjustments made by Prairie Gardens to their driveway and signage has helped reduce incidences of their customers trespassing onto our property. Currently, during peak season/weekends/festivals we still experience 1-5 Prairie Gardens' customers per day who come all the way down our drive lane, ignore our own signage, and drive right into our yard. This is with the current vehicle limits. Should this limit be raised to 675, we could see 13-67 vehicles per day trespassing onto our property during busy days. We ask that the maximum allowable traffic volume be significantly reduced to a reasonable level that supports Prairie Gardens' operations without compromising the rights of adjacent landowners.

We would like to see the permit differentiate between allowable max traffic for festivals versus standard daily operations traffic.

Permit Conditions - Section 6c:

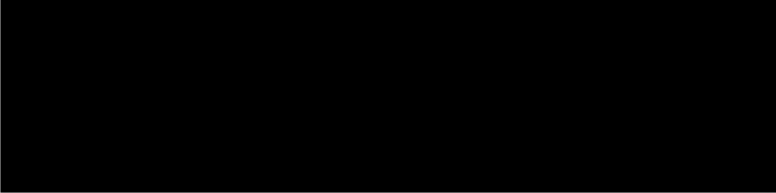
The proposal to allow extended hours from 9:00 a.m. to 11:00 p.m. unchecked is not reasonable. As written, this provision could be applied at any time, effectively permitting events for 14 hours a day, seven days a week. Based on past experience with noise issues, we do not believe Prairie Gardens can consistently operate extended hours without causing disruption. If extended hours are permitted, we request that the activities permitted within these "extended hours" are defined clearly.

Sections 6(a) and 6(b) already allow for year-round, seven-day operation. We respectfully request that extended hours be removed from the permit or clearly defined to protect the quiet enjoyment of neighboring properties.

We thank you for your time to consider our concerns. We also ask that you put yourselves in our place and imagine how this permit would impact your own quality of life if it were approved as it is. We trust you will make a fair and informed decision for all parties involved.

Sincerely, Ava and Ivan Siemens

Severed in line with s.20 of ATIA





Sturgeon County
9613-100 St
Morinville, Alberta T8R-1L9
(780) 939-4321 ext.

SIEMENS, AVA

Receipt Number: 202506306
GST Number: 107747412RT0001
Date: 2025-09-03
Initials: JS

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Cash:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

September 8, 2025

SDAB File Number: 025-STU-011

Dear Ava Siemens:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	2986KS; ; A ; --- 56311 Lily Lake Road
Development Permit Application Number:	305305-25-D0170
Decision Regarding Proposed Development:	A development permit was approved to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on September 3, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

The Board has received an additional appeal on this matter from another Appellant. Please be advised that the Board intends to hear from both Appellants during the hearing and will issue one decision on the matter.

Take notice that this SDAB hearing is scheduled for **September 23, 2025 at 2:00 p.m.** in the **Cardiff Room** of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 453 970 791#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 18, 2025. However, the Board can accept written submissions up to the date of the hearing.**

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

September 8, 2025

SDAB File Numbers: 025-STU-010
025-STU-011

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	2986KS; ; A ; --- 56311 Lily Lake Road
Development Permit Application Number:	305305-25-D0170
Decision Regarding Proposed Development:	A development permit was approved with conditions to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.

Appeals to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter were received on September 3, 2025. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Applicant: Tammy Andersen

Reasons for Appeal (as identified on the Notices of Appeal):

- The term ‘experimental agritourism’ is too vague and leaves too much room for interpretation: clearer definitions are needed regarding the definitive use of experimental agritourism, agricultural festivals, allowable traffic amounts, and proposed hours.
 - The current definition of ‘experimental agritourism’ includes the use of pumpkin and corn cannons, pre-recorded and broadcasted puppet shows, amplified musical entertainment, microphoned performers, helicopter tours, and any future additions, which generate disruption and, in the case of helicopters, compromise privacy. These activities do not necessarily or clearly support agriculture as outlined in Permit Advisory Note #1.
- Agricultural festivals draw large crowds and are disruptive to neighbours. Without limits placed on frequency or duration, the current wording could allow festivals every weekend, which would exceed reasonable expectations from neighbouring landowners.
- The volume of traffic allowed is disruptive: the increase from 50 – 675 cars is excessive and may significantly increase noise, congestion, and trespassing. Should the limit be increased to 675 vehicles, the increased risk of trespassing on adjacent landowners’ property increases significantly.

- The proposal to allow extended hours from 9:00 a.m. to 11:00 p.m. is disruptive to neighbours and could be applied at any time, effectively permitting events for 14 hours per day, seven days a week. Based on past experience with noise issues, it is believed that Prairie Gardens cannot consistently operate extended hours without causing disruption.
- The Applicant has not consulted affected residents with respect to new development activity occurring at the property, and the applicant has a history of circumventing consultation, leading to unnecessary stress and conflict.
- The current version of the permit issued allows for the potential for additional and potentially disruptive activities to occur in the future with little recourse available to adjacent landowners should an issue arise.

The Board has received two Notices of Appeal on this matter. Please be advised that the Board intends to hear and consider evidence from both Appellants during the hearing and will issue one decision on the matter.

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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

September 8, 2025

SDAB File Numbers: 025-STU-010
025-STU-011

Dear Tammy Andersen:

**NOTICE OF
APPEAL BOARD HEARING**

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a week. Based on past experience with noise issues, it is believed that Prairie Gardens cannot consistently operate extended hours without causing disruption.

- The applicant has not consulted affected residents with respect to new development activity occurring at the property, and the applicant has a history of circumventing consultation, leading to unnecessary stress and conflict.
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Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

Notification of Decision Letter

Date: Aug 14, 2025

Permit Number: 305305-25-D0170

To: Andersen, Tammy

Severed in line with s.20 of ATIA

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-25-D0170 Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes. was approved with conditions on Aug 14, 2025.

This decision or a condition of this permit, may be appealed to the applicable appeal body by September 4. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

Severed in line with s.20 of ATIA

Tyler McNab

Development Officer



Development Permit

Land Use Bylaw 1385/17

Permit No.:	305305-25-D0170
Tax Roll No.:	1248000
Decision Date:	August 14, 2025
Effective Date:	September 5, 2025

Applicant

Name: Andersen, Tammy
Address: Severed in line with s.20 of ATIA
[Redacted]
Phone: [Redacted]
Cell: [Redacted]
Email: [Redacted]

Owner

Name: Andersen, Tammy
Address: Severed in line with s.20 of ATIA
[Redacted]
Phone: [Redacted]
Cell: [Redacted]
Email: [Redacted]

Property Description

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.

Fees

Commercial, Industrial, Institutional	\$600.00
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Permit Conditions

1. The approval is for Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. Developer shall enter into a Development Agreement with Sturgeon County, to the satisfaction of the County, following the recommendations of Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025, requiring the applicant to either:
 - a. implement a variable speed limit zone on Range Road 235 (Lily Lake Road) from September 1 to October 31 annually, with the reduced speed limit in effect only during daily operational hours of 9:30 AM to 6:00 PM and only on days and times where the expected traffic volume will exceed 100 vehicle trips per day (50 vehicles in and out), The operational period may be extended throughout the year subject to the prior written agreement of Sturgeon County. All associated costs for design,

construction, installation, operation, maintenance, and any required securities to be borne by the developer; or

- b. complete intersection upgrades including the construction of a northbound right-turn bay as identified; with all associated costs for design, construction, installation, operation, maintenance, and any required securities to be borne by the applicant.

The Development Agreement shall be executed prior to the issuance of the Development Permit and registered on title until all obligations are fulfilled to the satisfaction of the County.

3. The developer shall ensure that sightlines at the intersection of Lily Lake Road and the Prairie Gardens site access are maintained in accordance with the recommendations of the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025, and Section 5.18 of the Sturgeon County Land Use Bylaw 1385/17, including the removal or trimming of vegetation or other obstructions as necessary to preserve visibility and ensure safe access. Ongoing maintenance of these sightlines shall be the responsibility of the developer and shall be conducted to the satisfaction of Sturgeon County.
4. The approval limits the daily operation to a maximum of 1,350 vehicle trips (675 vehicles in and out), as identified in the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025. This limit shall apply year-round only if a permanent northbound right-turn lane is constructed to the satisfaction of Sturgeon County. If the Variable Speed Limit Option is implemented instead, this limit may only apply on select days between September 1 and October 31 annually, with the reduced speed limit in effect only during daily operational hours of 9:30 AM to 6:00 PM, and only on days and times when the expected traffic volume will exceed 100 vehicle trips per day (50 vehicles in and out), as determined through agreement with Sturgeon County. The operational period and hours may be extended subject to the prior written agreement of Sturgeon County. On all other days when the variable speed limit is not in operation, the daily operation shall be limited to a maximum of 100 vehicle trips (50 vehicles in and out).
5. The developer shall implement all parking and internal circulation measures as recommended in the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025. This includes, but is not limited to, the configuration of parking areas, access and egress points, traffic flow direction, and any associated signage or operational controls. All measures shall be maintained in good working order and to the satisfaction of Sturgeon County.
6. The business shall operate for public access during the following hours:
 - a. Weekdays: 9:30 AM to 8:00 PM
 - b. Weekends and Holidays: 9:30 AM to 6:00 PM
 - c. Extended hours from 9:00 AM to 11:00 PM are permitted, without further approval, if the operator takes upmost care to reduce noise and nuisance impacts to neighboring properties at the determination of the development authority.
7. A variance has been granted allowing for some parking areas to be a grass or landscaped surface. Parking for customers and employees shall be provided onsite in accordance with the approved parking plans. Use of grass or landscaped parking areas shall only occur when weather conditions are such that vehicle parking will not result in mud tracking, surface damage, or impede emergency response access. Any accessible parking stalls shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS) and the Alberta Accessibility Design Guide 2024 6th Edition. At no time shall parking be permitted on a public road and/or road allowances.
8. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
9. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
10. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.

11. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
12. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
13. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
14. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
15. If the development authorized by this permit is not commenced within 12 months, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. This permit has been deemed an Agricultural Support Service Use due to the significant transportation demands at peak operating times. An Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.
2. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab

Digitally signed by Tyler McNab
Date: 2025.08.13 23:32:43 -06'00'

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, you can file with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.

For Office Use	
Permit Number:	_____
Date Received:	_____
Received By:	_____

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	<u>TAM ANDERSEN</u>	Landowner Name	<u>TAM ANDERSEN</u>
Applicant Address	Severed in line with s.20 of ATIA		

LAND INFORMATION

Municipal Address	<u>56311 LILY LAKE ROAD</u>	Subdivision	
Legal Description	Lot <u>A</u>	Block _____	Plan <u>2986KS</u>
	Quarter _____	Section _____	Twp _____ Rge _____ W _____
Existing Use of Land or Building			

BUSINESS DESCRIPTION

Name of Business PRAIRIE GARDENS

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Prairie Gardens is a working tree nursery, agritourism & market garden farm. First established in 1956, we continue operations & welcome visitors to pick-thier-own produce, learn about agritourism & where food grows. We offer farm tours, a greenhouse - garden centre, farm dinners & experiences, a pumpkin patch, ~~year~~ year-round farm experiences, petting farm, mazes.

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)	cars, trucks school buses farm tractors delivery trucks water truck	passenger vehicles garbage truck
What is the estimated road traffic volume for events? (number of vehicles per day)	See attached TIA	Where is the road traffic being routed from? (Provide Sketch if necessary) From Hwy 28, Lily Lake Road.
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	Personal, commercial, school buses	What are the number of on-site parking stalls? 400+ See attached drawings.

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input checked="" type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	300- gal	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	< 300 gal

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	tractors, wagons pallets farm supplies greenhouse pots also stored in semi-trailer
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	weekly
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	2.9 x 2
What is the proposed maximum occupancy – outdoor area(s)?	500+ under	What is the proposed maximum occupancy – indoor area(s)?	100+ under
How many on-site employees?	seasonal 1-14	How many months is the venue open for public access?	11 months main season April - Oct winter Nov - Dec
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input checked="" type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays)	Varies Weekdays 9:30-8 Weekends 9:30-6, open late Sat Fri to 11pm by appointment

What is the expected noise? Describe	as expected under extensive agriculture & families on farm agmtourism
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	as expected under extensive agriculture temporary seasonal parking
What is the expected odour/fumes/exhaust? Describe	as expected under extensive agriculture
What is the expected heat/glare/lighting? Describe	as expected under extensive agriculture
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Non Scaleable Fencing, Trees, shelter-belts (5 rows)

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website prairiegardens.org Facebook prairiegardensadventurefarm

Instagram @myprairiegarden Twitter NA

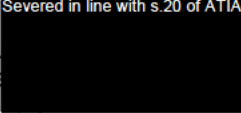
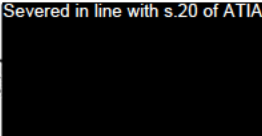
Other NA

☒ Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Signature  Date July 10/2025 Signature  Date July 10/2025

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner Date

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ _____ Penalty \$ _____ Receipt # _____ Tax Roll # _____ Zoning _____

Paid By: Cash / Cheque / Debit / VISA / MasterCard

Diversified Agriculture & Agriculture Support Service Application Checklist

☒ Completed Development Permit Application Form

Completed in full and signed by all registered landowners or person authorized on their behalf.

☒ Land Title Certificate

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.

☒ Site Plan

Drawing that depicts site details of your development. A surveyed plot plan may be required depending on scale of operations.

☐ Construction Drawings

☒ N/A

Complete construction drawings for any proposed buildings or site work.

☒ Complete Building Permit Application(s)

Available at www.sturgeoncounty.ca

*See attached
Appendixes*

or

☐ Farm Building Confirmation(s)

No public access & limited to low occupancy farm storage.

☒ Abandoned Oil Well Declaration Form Map

☐ N/A

Required for all building developments greater than 505ft² (46.9m²)

☐ Utility Applications

☒ N/A

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

☐ Alberta Transportation Approval

☒ N/A

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

☐ Approach Application/Deposit

☒ N/A

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

☒ McE/hanney

*Transportation Assessment (TIA) +
Appendixes A
B*

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

Building Numbers as per Building Chart Legend

Prairie Gardens Site Plan Page 2

Building numbers as per the Building Number Chart

APPROVED

FOR DEVELOPMENT PERMIT ONLY

STURGEON COUNTY

PLANNING & DEVELOPMENT SERVICES

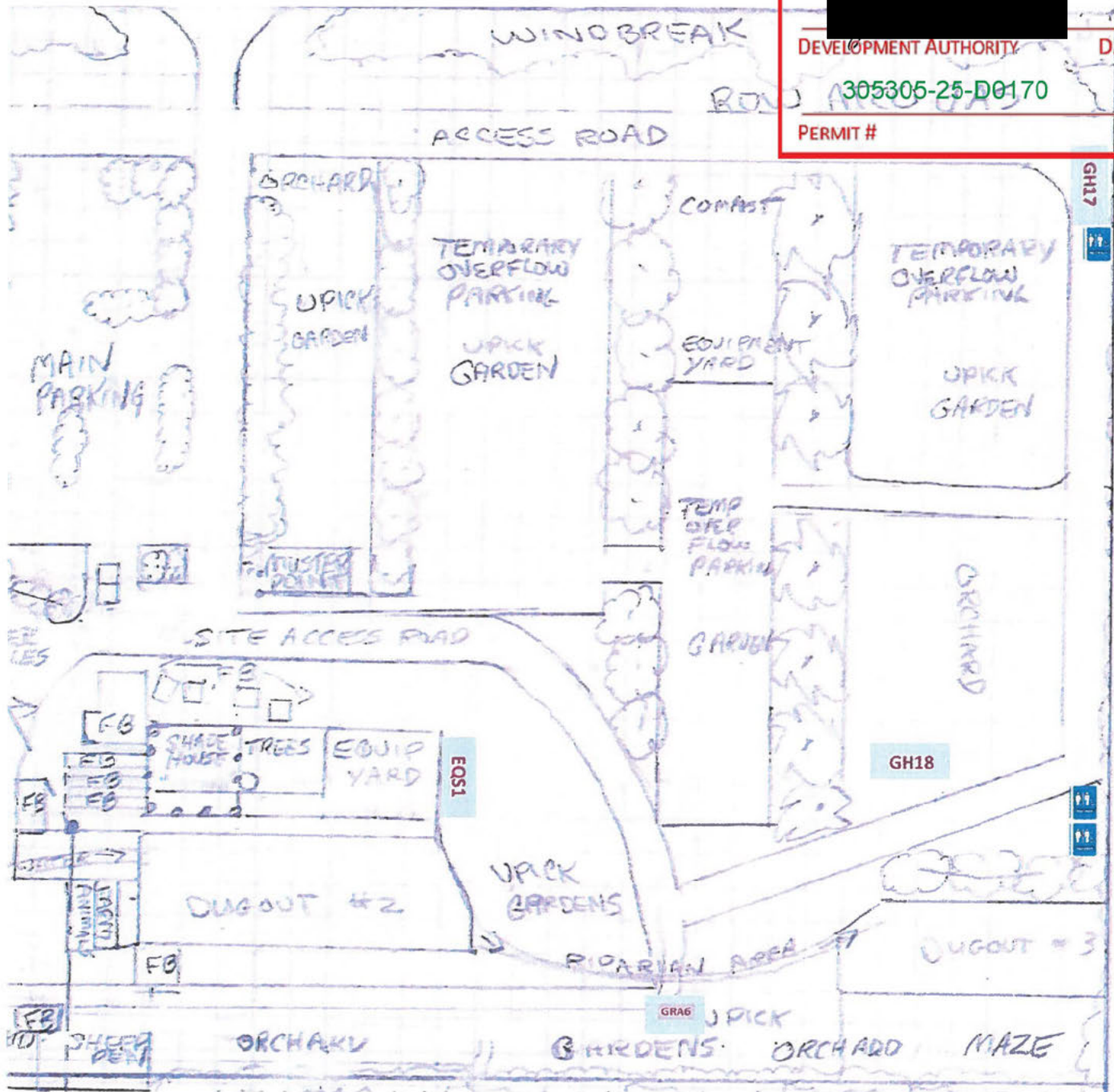
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DEVELOPMENT AUTHORITY

DATE

305305-25-D0170

PERMIT #



PRAIRIE GARDEN

DETAIL

AUXILIARY PARKING Field 1

GRASS

APPROVED

FOR DEVELOPMENT PERMIT ONLY

STURGEON COUNTY

PLANNING & DEVELOPMENT SERVICES

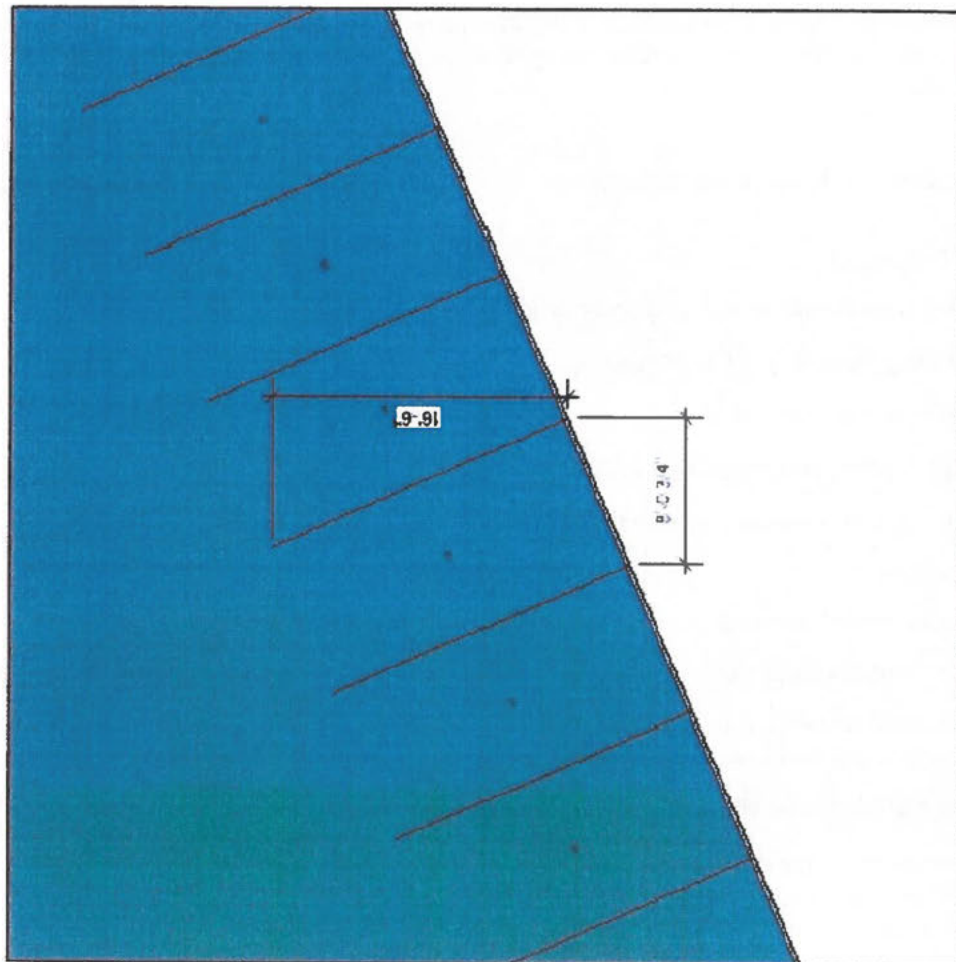
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DEVELOPMENT AUTHORITY

DATE

305305-25-D0170

PERMIT #



PRAIRIE GARDENS
AUXILIARY OVERFLOW PARKING AREA
FIELD 2 FIELD 3
DETAIL GRASS

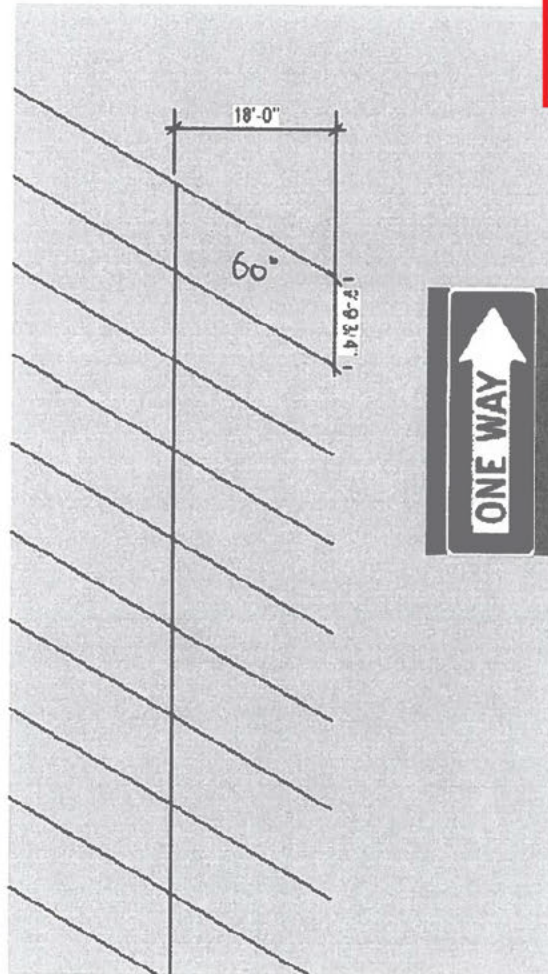


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STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

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DEVELOPMENT AUTHORITY DATE
305305-25-D0170

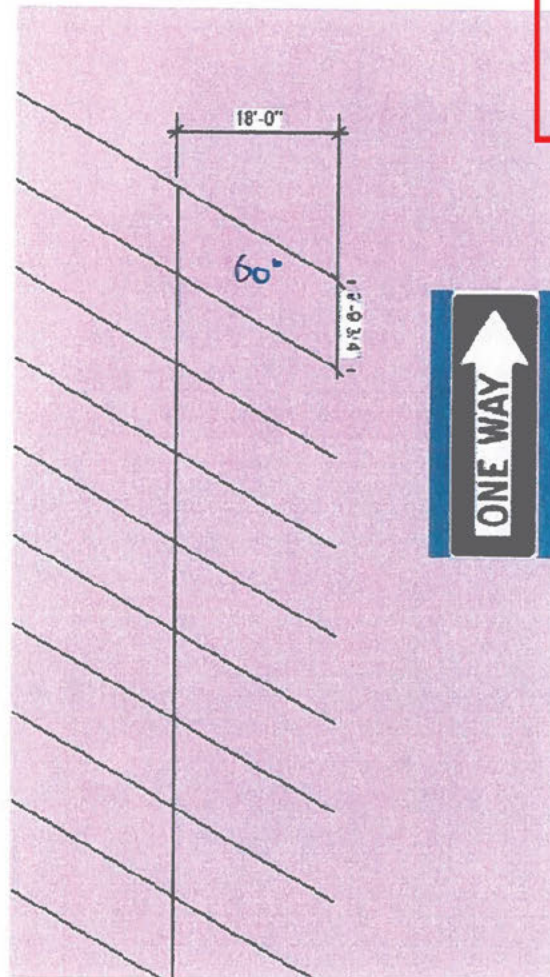
PERMIT #



PRAIRIE GARDENS
AUXILIARY OVERFLOW PARKING AREA
FIELD 2 FIELD 3
DETAIL CRASS



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<u>FOR DEVELOPMENT PERMIT ONLY</u>	
STURGEON COUNTY	
PLANNING & DEVELOPMENT SERVICES	
Severed in line with s.20 of ATIA	
DEV	DATE
305305-25-D0170	
PERMIT #	



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PLANNING & DEVELOPMENT SERVICES

Severed in line with s.20 of ATIA

DEVELOPMENT AUTHORITY

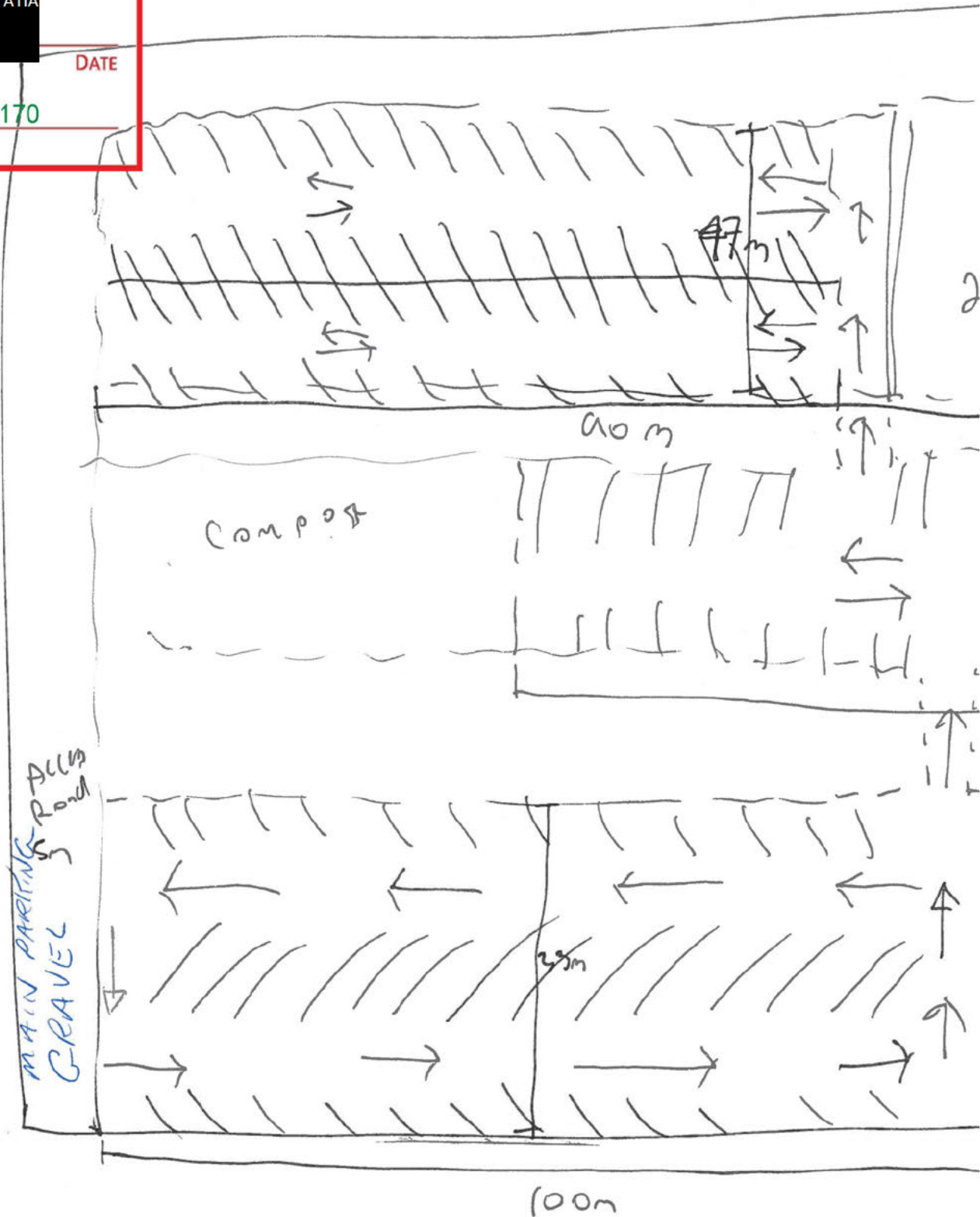
DATE

305305-25-D0170

PERMIT #

Porter plan
GRASS

Field 2/3



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 FOR DEVELOPMENT PERMIT ONLY
 STURGEON COUNTY
 PLANNING & DEVELOPMENT SERVICES

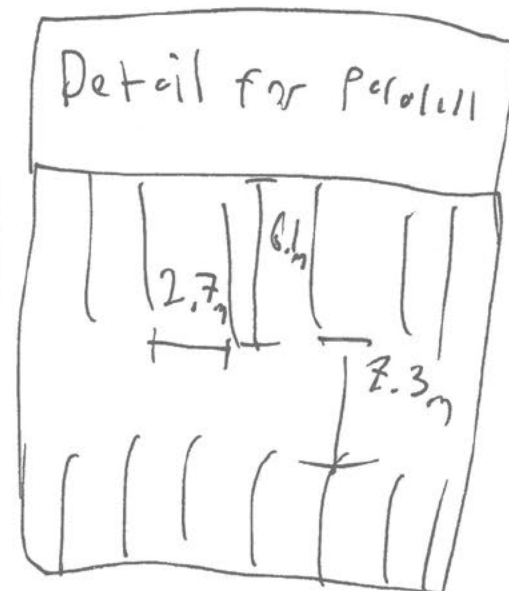
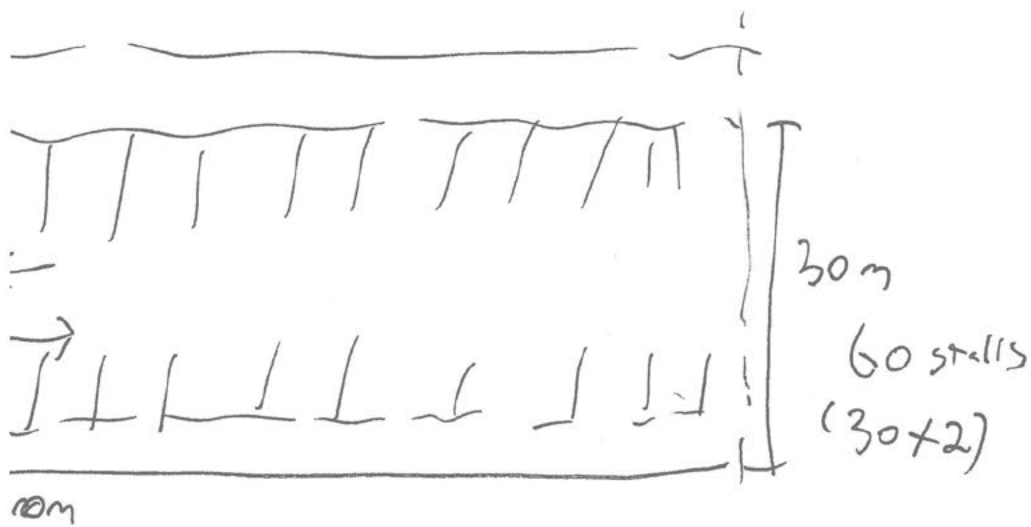
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DEVELOPMENT AUTHORITY DATE

305305-25-D0170

PERMIT #

Detail
 4 = 116 stalls



See Detail
 96 stalls
 (32 x 3)



Application Intensity Matrix

Intensive Agriculture, Diversified Agriculture and Agricultural Support Services



Purpose

The Development Authority will apply this Matrix to assess proper use classification, impacts to adjacent landowners and County infrastructure and to apply conditions of development.

The Development Authority will have full discretion upon final decision regardless of outcome of this matrix.

Note on Assessments: Peak intensity per day or week or season is maximum not averaged, for example if 2 buses visit on any day of the year the intensity is considered to be higher. Cumulative impacts are measured per site. Special Flag is used to flag a special condition or impact that is outside the matrix.

Impacts	Intensity			Special Flag	Score
	0 Low	1 Medium	2 High		
Infrastructure					
Road Traffic Volume	50 Vehicle Trips (25 vehicles) per day or less	50-100 Vehicle Trips (25-50 vehicles) per day	100-500 vehicle trips (50-250 vehicles) per day	Significant amounts	2
Road Traffic Routing	Routing from highway or arterial Road	Routing from Collector/Local Road	Routing through residential area.		0
Road Traffic Type	Personal Vehicles	Commercial Vehicles (inc buses) 1 per day	Commercial Vehicles (inc buses) 2-5 per day		2
Water Supply	On-Site (Well)	Municipal	Hauled		2
Water Use	10m3/week or less (1 Truck)	10-20m3/week (2 Trucks)	Over 20m3/week		0
Sanitary Use (Municipal Servicing Plan required if 25m3 or more)	Private System (less than 5.7m3/day)		Private System (up to 25m3/day)		0
Sanitary Supply	On-Site	Municipal	Hauled		0
Parking	25 Stalls or less	25-50 stalls	50-250 stalls	Over 300 Stalls,	2

				Grass Parking	
Customers/venue					
Maximum Occupancy Outdoor	100 and under	101 to 499	500-1000		2
Maximum Occupancy Buildings	100 and under	101 to 299	300-500		0
Occupancy Employees	1-5	6-9	Over 10		2
Operation Alcohol	None	AGLC Class D,E,F (Consumption Offsite)	AGLC Class A,B,C (Consumption Onsite)		1
Operation Public Season	Open to Public 0- 3 months	Open to Public 3-6 months	Open to Public 12 months		2
Operation Hours	0700-1800 Weekdays	1700-2300 or weekends	Past 2300hrs Weekdays or weekends		1
Nuisance Noise	As expected under Extensive Agriculture	Moderate Noise – Days only	Moderate Noise – Evenings or Weekends	Capacit y was deemed to cause natural moderate noise	2
Nuisance Smoke/Steam/Dust (Traffic Route included)	As expected under Extensive Agriculture	Minimal (Dust control may be required)	Moderate (Dust control certain)	Parking may require dust control	1
Nuisance Odour/fumes/exhaust	As expected under Extensive Agriculture	Minimal (Chance of Odour or fumes, but rare)	Moderate (Chance of Odour or fumes to occasionally occur)		0
Nuisance Heat/glare/lighting	As expected under Extensive Agriculture	Minimal (Chance of glare or heat, but rare)	Moderate (Chance of glare or heat to occasionally occur)		0
Impacts/compliance					
Land Use Ag land taken out of ag production (Buildings for public and business use, parking, market	5% or less	6-9%	10%-25%		2

areas anywhere not used for growing/ranching)					
Land Use Environmental Impacts	No Impacts	Adjacent to minimal Wetlands	Adjacent to significant Wetlands/ Waterways		0
Adjacent Landowners Privacy/Security	Impassible fencing or vegetation	Climbable fencing or vegetation (Barb Wire)	No Fencing or vegetation		0
Adjacent Landowners Dwellings (from Development Area)	Up to 2 adjacent dwellings within 800m	2-5 dwellings within 800m	5+ dwellings within 800m		1
Totals					
Intensity	Low	Medium	High	Flag?	
Total	Under 10	11-24	Over 25	Access/ Parking Flags	22/44

Notes:

- Intensity over 25 automatically calculates the proposed development as having a significant land, transportation or water demand and should fall under the *Agricultural Support Service* use or rezone to AG-2.
- Processing and Agritourism operations are automatically *Diversified Agriculture* or *Agriculture Support Service* uses.
- *Intensive Agriculture* operations that score above 10 should be considered a *Diversified Agriculture* use due to intensity.
- Development Authority has final decision on use, the intensity matrix is a guide.

Definitions

Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.

Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the *Extensive livestock* or *Extensive and Intensive agriculture* uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include *Planning & Design Services*, accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.

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FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DESIGN SERVICES

Severed in line with s.20 of ATIA

305305-25-D0170

PERMIT #

DATE

Intensive agriculture means a horticultural operation that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms. This use accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly onsite farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 025-STU-010,011

FILE INFORMATION – 025-STU-010,011

Department File:	305305-25-D0170
Legal Land Description:	Lot A; Plan 2986KS
Relative Location:	2km North of Bon Accord & Hwy 22
Appellants:	Fred Fibi & Cheryl Gerlock, Ava and Ivan Siemens
Landowner:	Anderson, Tammy
Description of Appeal:	Appealing the Decision of the Development Authority:
Land Use Bylaw District:	AG – Agriculture District
Tax Roll Number:	1248000

BACKGROUND

- A development permit application was submitted 11 July 2025 for an Agritourism operation on the subject lands.
- on 14 August 2025 Development Permit 305305-25-D0170 was approved with conditions. (Appendix 1)

PROPERTY INFORMATION

- Lot A; Plan 2986KS
 - The property is developed as an existing diversified agricultural business permitted as Development Permit 305305-23-D0214. Background information relevant can be found in SDAB decision 023-STU-020,021,023,024 (Appendix 2).
 - Also included on the parcel is multiple Development Applications for Intensive Agricultural uses (Greenhouses).

RELIVANT POLICY/LEGISLATION

- Municipal Government Act
 - Section 686 and 687 – (Appendix 3)
 - Section 687(3) - In determining an appeal, the board hearing the appeal referred to in subsection (1)
 - (a.2) - subject to section 638, must comply with any applicable statutory plans;
- Municipal Development Plan Bylaw 1681/25 (Appendix 4)
 - Policy 1.3.10 - Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing

Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

- Policy 4.3.14 - Shall protect high quality soils for long-term use for agriculture in accordance with approved Provincial policies.
- General Municipal Servicing Standards (Sections Summarized)
 - Standard 1.1 - The GMSS is considered the minimum requirements and where a deviation from such requirements may achieve a better technical, environmental, or economical solution, the Proponent shall be responsible for presenting the County with a proposal and initiating a Variance request.
 - For all work being undertaken in accordance with the GMSS, the Developer and their agents remain fully responsible for the design and construction of all Municipal Improvements and associated work. The Consulting Engineer must be satisfied with the applicability of the design criteria in these Standards to the specific project and apply more stringent criteria, where required or appropriate, if necessary.
 - The County reserves the right to the final decision regarding the interpretation of the intent of the design, the interpretation of the GMSS, and the acceptability of any Variances from the Standards proposed by the Proponent.
 - Standard 4.1 –
 - Roadway design shall be in accordance with the Geometric Design Guide for Canadian Roads (Transportation Association of Canada), including minimum crest and sag k-values. The design life for all roadways shall be 20 years.
 - Roadway classifications and design designation shall be determined during the planning stages and in consultation with the County. The Developer shall be responsible for determining the anticipated AADT (VPD) generated by the proposed development to determine the appropriate roadway characteristics and elements.
 - Standard 4.1.2 – Traffic Impact Assessment
 - Developments that generate 100 or more peak hour trips shall submit a TIA. The County reserves the right to require a TIA for any project it deems necessary.
 - Assessments must be completed in accordance with the Traffic Impact Assessment Guideline provided by Alberta Transportation and must identify all required transportation improvements and their

implementation thresholds. The County reserves the right to require a TIA for any project it deems necessary.

- The Consulting Engineer shall use the effort and complexity required to complete the appropriate TIA (Comprehensive Report vs. Memo Report) based on each project's specifics, such as: scope of work, project location, and potential impacts to traffic and mobility conditions.
- Land Use Bylaw 1385/17
 - Section 2.4.3(w) & (aa)
 - Other information may be required by the Development Authority to determine how a proposed development may impact land uses in the vicinity. Additional information shall be prepared by a practicing professional and may include, but is not limited to:
 - ... (w) traffic impact assessment;
 - ... (aa) any other report, study, plan or information
 - Section 2.8.6(a)
 - The Development Authority may issue a variance in accordance with Table 2.1 and Paragraph 2.8.6(a):
 - (a) The Development Authority may approve a variance in excess of Table 2.1 if any of the following criteria apply:
 - (i) there are practical difficulties in complying with the affected regulation(s) due to the use, character, situation or location of land or a building which are generally not common to other sites in the same Land Use District;
 - (ii) potential impacts on adjacent properties or roadways and measures to mitigate such impacts have been addressed in the application;
 - (b) At the discretion of the Development Authority, variances in excess of what is prescribed in Table 2.1 and where circumstances are not supported by Paragraph 2.8.6(a) shall be refused.
 - Section 2.9.2(a)
 - As a condition of a development permit approval, the Development Authority may require that the applicant enter into a Development Agreement with the municipality to do any or all of the following:

- (a) construct or pay for the construction of:
 - (i) a road(s) or upgrades to a road(s) required to give access to the development;
 - (ii) a pedestrian walkway system to serve the development or to give access to an adjacent development; or
 - (iii) on-site or other parking facilities and loading and unloading facilities.
- Section 2.9.4 (a) & (g)
 - While not limiting the generality of the Development Authority's discretion as outlined herein, in making a decision regarding development permit applications the Development Authority may require the following conditions:
 - (a) adherence to additional information as may be required under Subsection 2.4.3;
- Section 6.7A - DIVERSIFIED AGRICULTURE, INTENSIVE AGRICULTURE, AND AGRICULTURE SUPPORT SERVICES
 - .1 - A development permit application for Agriculture Support Service and Agriculture Support Service shall include a detailed proposed plan for the development area that includes but is not limited to:
 - hours and season of operation;
 - peak site visits;
 - anticipated noise;
 - traffic volume and routing;
 - servicing;
 - site plan showing existing and proposed buildings, including outdoor areas open to the public;
 - signage;
 - occupancy of all current or proposed buildings including temporary buildings and farm buildings;
 - equipment and/or material storage;
 - number of employees;
 - number of commercial vehicles; and
 - any other information that the Development Authority considers necessary.

- .2 - The business shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.
- .3 - The Development Authority shall create an intensity matrix to assist in determining impacts of proposed development and may require conditions of development in accordance with section 2.9. The intensity matrix should also be used to determine a proposal's use between the Intensive Agriculture, Agriculture Support Service and Agriculture Support Service uses. (attached as Appendix 5)
- Section 9.1
 - Parcel access and egress areas shall be hard surfaced and in accordance with Sturgeon County's General Municipal Servicing Standards.
- Subsection 9.2.2
 - .2 - All on-site parking facilities shall be so constructed that:
 - (a) - every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and

ANALYSIS

- There are multiple considerations as part of the Development Authority's decision on the permits below, these considerations are split into several categories for ease.
- Hard Surfacing of Parking
 - Section 9.2 of the Land Use Bylaw requires the Development Authority to require Hard Surfacing as per the General Municipal Servicing Standards for all parking areas for Development.
 - The land is classified as Class 2 Farmland and Policy 4.3.14 of the Municipal Development Plan supports preserving impacts to soils.
 - As such the Development Authority does not consider parking on Grass/Cropland to be high risk during the proposed fall timeframe the field parking areas will be used as such a variance of the Hard Surfacing Provision within Land Use Bylaw Subsection 9.2(a) was considered.
 - The Development Authority issued a variance in accordance with Land Use Bylaw Section 2.8.6(a) for hard surfacing as temporary parking on soils during

the September to October timeframes aligns with MDP Policy 4.3.14 and parking areas impacts to roadways have been mitigated by having hard surface parking between the municipal roadway and the temporary parking areas through an existing hard surface gravel parking lot.

- Use of the Parcel

- The Development Authority has approved the Development Permit as a Discretionary Use of an Agricultural Support Service as per Condition #1.
 - The approval is for Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
- The Applicant has since informed the Development Authority that they would like to change “experimental agritourism” to “experiential agritourism” likely due to a translation/ autocorrect error between the application and approval. Additionally, the appellant has concerns over the original term of experimental agritourism. The Development Authority has no concerns if the SDAB chooses to change this term.
- An Application Intensity Matrix was completed (Appendix 1) indicating that the overall development would be considered an overall medium impact with special flags related to capacity, noise, parking and access.
- The Application Intensity Matrix is designed to help the Development Authority assess proper use classification, impacts to adjacent landowners and County infrastructure and to apply conditions of development.
- In this case the Development Authority was determining the use classification between a Diversified Agriculture use, a permitted use on the Agriculture Land Use District and the use classification given to the same operation when limited to 100 vehicle trips (50 vehicles per day) in previous permits. And the more intense discretionary use of an Agriculture Support Service use. The Development Authority after review and guidance from the matrix determined that this permit has been deemed an Agricultural Support Service Use due to the significant transportation demands at peak operating times.

- An Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.
- Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.
- Parcel Access, Safety and the General Municipal Servicing Standards
 - Parcel Access safety has been a major concern with the noted property for several years. Including complaints of the development customers parking on arterial roadways, holding up traffic and customers accessing the site as pedestrians on the arterial roadway.
 - As part of the file and action the County has been working with the applicant to finalize Development Permits for the operation that meet the requirements of the Land Use Bylaw and General Municipal Servicing Standards.
 - As part of those requirements and discussions a Traffic Impact Assessment(TIA) was supplied to the County by a qualified professional with final submission on June 17, 2025. (Appendix 1) and approved by the Municipal Engineer.
 - A further Traffic Impact Assessment update was supplied, however was rejected by the Municipal Engineer.
 - The Traffic Impact Assessment included multiple recommendations and options. Including:

- Warrant Analysis (Turn Lane) - Section 4.2 of the TIA
- Sightlines – Section 4.4 of the TIA
- Site circulation – Section 5 of the TIA
- Access Safety – Section 6, 7 and 8 of the TIA
- These recommendations have been incorporated into the Development Permit approval in conditions #2,3,4 and 5.
- Condition 2 includes two options allowing either a permanent turn lane constructed or a variable speed limit approved and constructed. Both options identified in the TIA have been approved as acceptable solutions by the Municipal Engineer.
- Jurisdiction, Council Action
 - The Development Authority is required to ensure the Development Access meets the Land Use Bylaw Section 9.1 and the General Municipal Servicing Standards, Standard 1.1, 4.1 and 4.1.2.
 - Council has approved a 1 year Temporary Variable Speed Limit in front of Prairie Gardens. This was a separate process then the Development Permit however it aligns with one of the options of condition #2.
 - It's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary GMSS Related requirements in consideration of MGA Section 687(3) requiring that the SDAB must comply to Statutory Plan Policy including MDP Policy 1.3.10
 - However, if the SDAB chooses to approve the Development the SDAB may choose to adjust conditions as long as the approval of the Municipal Engineer regarding adherence to the GMSS is not compromised.
 - Additionally, it's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary the Council Related decision of a Variable Speed Limit in front of Prairie Gardens.

CONCLUSION

- The Board must comply with the following:
 - Application must conform with the prescribed uses of the land (*MGA s. 687(3)(d)(ii)*).
 - Application must comply with any applicable Statutory Plans (*MGA s. 687(3)(a.2)*).
- The Board may consider the following:
 - If the proposed development would unduly interfere with the amenities of the neighbourhood; or materially interferes with or affects the use, enjoyment, or value of neighbouring properties.

- Special circumstances that may be applicable to the subject property such as the location, and use of the parcel and adjacent properties.
- The use of the parcel between a Diversified Agriculture Use as a permitted use and an Agriculture Support Service Use as a discretionary use.
- The Development Authority's Recommendations are as follows:
 - Deny the appeals and reestablish the Development Permit as written
 - Adjust “experimental agritourism” to “experiential agritourism” as per the Applicant’s request and the Appellant’s concerns.

ATTACHMENT(S)

- Appendix 1 – Development Permit
- Appendix 2 – Previous SDAB Decision
- Appendix 3 – MGA Excerpts
- Appendix 4 – MDP Excerpts

Prepared By:

Tyler McNab, Program Lead Development & Safety Codes

Subdivision and Development Appeal Board File 025-STU-010,011

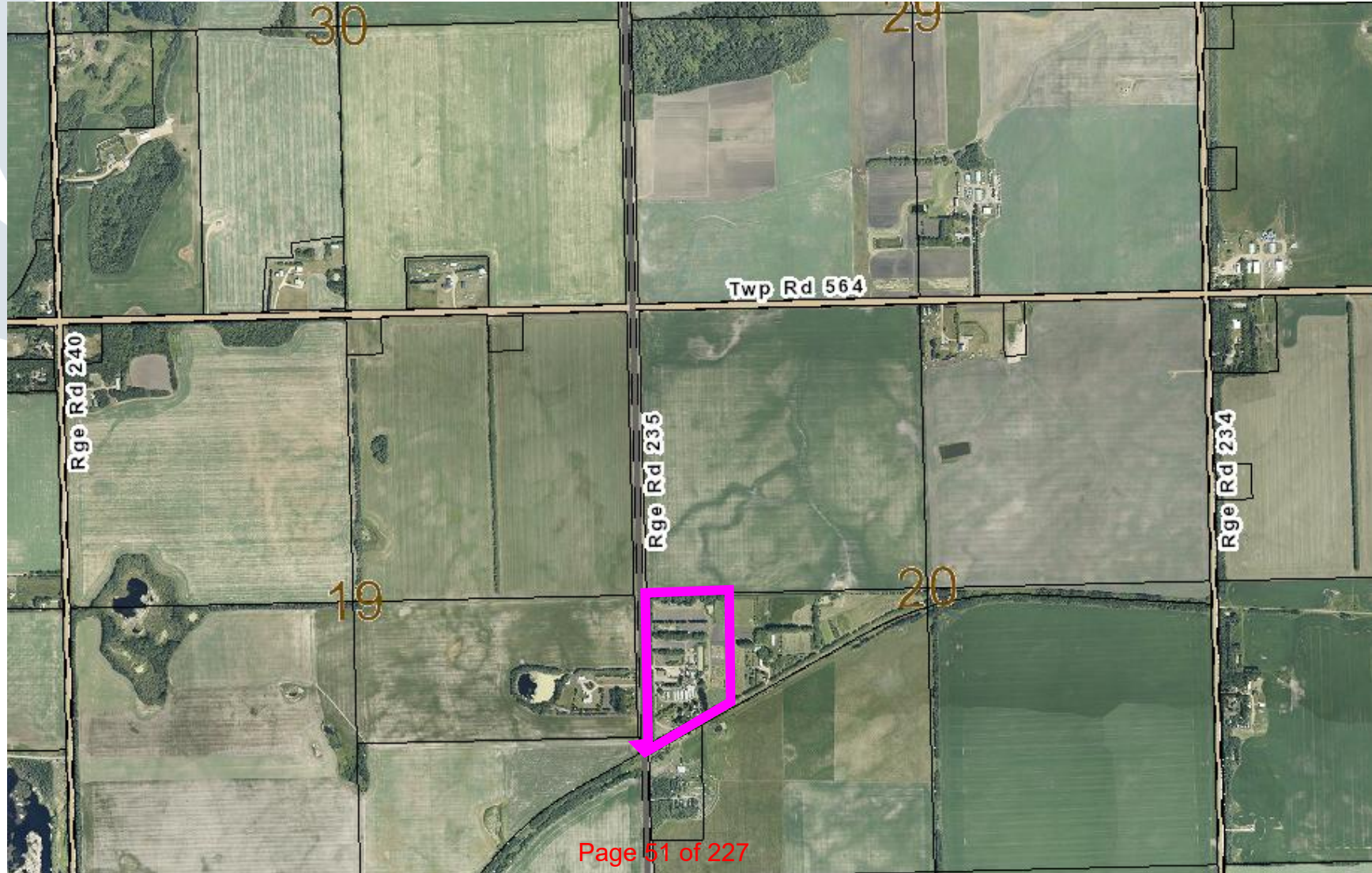
Development Authority Report

September 23, 2025



Sturgeon
C O U N T Y

Site Location





Site Location

305305-25-D0170 (25-STU-010,011)

South Site - Lot A; Plan 2986KS

- Developed as an existing diversified agriculture use.
- Working with applicant to come into compliance.
- Multiple Intensive Agriculture approvals and buildings (Greenhouses).

Background

Application

- Submitted 11 July 2025 for an Agritourism operation on the subject lands.
- 14 August 2025 Development Permit 305305-25-D0170 was approved with conditions. (Appendix 1)
- Previous information for existing permit approval can be found in SDAB decision 023-STU-020,021,023,024 (Appendix 2).

Relevant Policy & Legislation

Municipal Government Act (Appendix 3)

Section 686

- Section 686(1)(a)(i)(A) within 21 days after the date on which the written decision is given under section 642, or

Section 687

- Section 687(3) - In determining an appeal, the board hearing the appeal referred to in subsection (1)
- (a.2) - subject to section 638, must comply with any applicable statutory plans;

Relevant Policy & Legislation

Municipal Development Plan (Appendix 4)

Policy 1.3.10

- Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

Policy 4.3.14

- Shall protect high quality soils for long-term use for agriculture in accordance with approved Provincial policies

Relevant Policy & Legislation

General Municipal Servicing Standards

Standard 1.1 (abridged)

- The General Municipal Servicing Standards presented in this document should only be considered as minimum requirements.
- Certain site-specific conditions may warrant the use of standards that are more stringent.
- The Developer's Engineer is responsible...

Standard 4.1 (abridged)

- Roadway design shall be in accordance with the Geometric Design Guide for Canadian Roads (Transportation Association of Canada), including minimum crest and sag k-values. The design life for all roadways shall be 20 years.

Standard 4.1.2 (abridged)

- The Consulting Engineer shall use the effort and complexity required to complete the appropriate TIA (Comprehensive Report vs. Memo Report) based on each project's specifics, such as: scope of work, project location, and potential impacts to traffic and mobility conditions.

Relevant Policy & Legislation

Land Use Bylaw

Section 2.4.3(w) & (aa)

- Other information may be required by the Development Authority to determine how a proposed development may impact land uses in the vicinity. Additional information shall be prepared by a practicing professional and may include, but is not limited to:
 - (w) traffic impact assessment;
 - (aa) any other report, study, plan or information (note: Traffic Accommodation Plan falls here)

Section 2.8.6(a) (abridged)

- The Development Authority may issue a variance in accordance with
 - (i) there are practical difficulties in complying with the affected regulation(s) due to the use, character, situation or location of land or a building which are generally not common to other sites in the same Land Use District;
 - (ii) potential impacts on adjacent properties or roadways and measures to mitigate such impacts have been addressed in the application;
 - (b) Shall refuse all others....

Section 2.9.2(a) (abridged)

- Development Authority may require a Development Agreement to construct and pay for roads.

Relevant Policy & Legislation

Land Use Bylaw

Section 2.9.4(a) & (g) (abridged)

- Development Authority may impose conditions that require:
 - (a) adherence to additional information as may be required under Subsection 2.4.3;
 - (g) limiting the time that a development permit may continue in effect;

Section 6.7A - DIVERSIFIED AGRICULTURE, INTENSIVE AGRICULTURE, AND AGRICULTURE SUPPORT SERVICES

- Section lists requirements for Diversified Agriculture uses.

Section 9.1

- Parcel access and egress areas shall be hard surfaced and in accordance with Sturgeon County's General Municipal Servicing Standards.

Subsection 9.2.2 (abridged)

- All on-site parking facilities shall be so constructed that:
 - (a) - every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and

Analysis

Hard Surfacing of Parking

- Land Use Bylaw requires the Development Authority to require Hard Surfacing of parking.
- The land is classified as Class 2 Farmland and Policy 4.3.14 of the Municipal Development Plan supports preserving impacts to soils.
- Development Authority does not consider parking on Grass/Cropland to be high risk during the proposed fall timeframe the field parking areas will be used as such a variance of the Hard Surfacing Provision within Land Use Bylaw Subsection 9.2(a) was considered.
- The Development Authority issued a variance for hard surfacing:
 - as temporary parking on soils during the September to October timeframes aligns with MDP Policy 4.3.14
 - parking areas impacts to roadways have been mitigated by having hard surface parking between the municipal roadway and the temporary parking areas through an existing hard surface gravel parking lot.

Analysis

Use of Parcel

- The Development Authority has approved the Development Permit as a Discretionary Use of an Agricultural Support Service as per Condition #1.
- Request to change “experimental agritourism” to “experiential agritourism”
 - The Development Authority has no concerns if the SDAB chooses to change this term.
- An Application Intensity Matrix was completed (Appendix 1) indicating that the overall development would be considered an overall medium impact with special flags related to capacity, noise, parking and access.
- Matrix intended to guide
- Considerations:
 - use classification between a Diversified Agriculture use, a permitted use on the Agriculture Land Use District and the use classification given to the same operation when limited to 100 vehicle trips (50 vehicles per day) in previous permits.
 - And the more intense discretionary use of an Agriculture Support Service use.
 - The Development Authority after review and guidance from the matrix determined that this permit has been deemed an Agricultural Support Service Use due to the significant transportation demands at peak operating times.

Analysis

Parcel Access, Safety and the General Municipal Servicing Standards

- Parcel Access safety has been a major concern with the noted properties for several years.
- Throughout the process the County has been working with the applicant to ensure the final Development Permits conform to the Land Use Bylaw and the General Municipal Servicing Standards
- Traffic Impact Assessment (TIA) was supplied to the County by a qualified professional with final submission on June 17, 2025. (Appendix 1) and approved by the Municipal Engineer.
- The Traffic Impact Assessment included multiple recommendations and options. Including:
 - Warrant Analysis (Turn Lane) - Section 4.2 of the TIA
 - Sightlines – Section 4.4 of the TIA
 - Site circulation – Section 5 of the TIA
 - Access Safety – Section 6, 7 and 8 of the TIA
- These recommendations have been incorporated into the Development Permit approval in conditions #2,3,4 and 5.
- Condition 2 includes two options allowing either a permanent turn lane constructed or a variable speed limit approved and constructed. Both options identified in the TIA have been approved as acceptable solutions by the Municipal Engineer.

Analysis

Jurisdiction, Council Action

- The Development Authority is required to ensure the Development Access meets the Land Use Bylaw Section 9.1 and the General Municipal Servicing Standards, Standard C.3.1.1, G.1.4 and G.4.1.
- Council has approved a 1 year Temporary Variable Speed Limit in front of Prairie Gardens. This was a separate process then the Development Permit however it aligns with one of the options of condition #2.
- It's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary these requirements in consideration of MGA Section 687(3) requiring that the SDAB must comply to Statutory Plan Policy including MDP Policy 1.3.10
- However, if the SDAB chooses to approve the Development the SDAB may choose to adjust conditions as long as the approval of the Municipal Engineer regarding adherence to the GMSS is not compromised.
- Additionally, it's the Development Authority Opinion that the Subdivision and Development Appeal Board does not have the ability to vary the Council Related decision of a Variable Speed Limit in front of Prairie Gardens.

Conclusion

Recommendations

- Deny the appeals and reestablish the Development Permit as written
- Adjust “experimental agritourism” to “experiential agritourism” as per the Applicant’s request and the Appellant’s concerns.



Planning and Development

9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
[Redacted] 939-2076

Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: Aug 14, 2025

Permit Number: 305305-25-D0170

To: Andersen, Tammy

Severed in line with [Redacted]

Re: Decision of the Development Officer

Dear Sir or Madam:

Please be advised that development permit #305305-25-D0170 Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes. was approved with conditions on Aug 14, 2025.

This decision or a condition of this permit, may be appealed to the applicable appeal body by September 4. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

Severed in line with s.20 of ATIA [Redacted]

Tyler McNab
Development Officer



Development Permit

Land Use Bylaw 1385/17

Permit No.:	305305-25-D0170
Tax Roll No.:	1248000
Decision Date:	August 14, 2025
Effective Date:	September 5, 2025

Applicant

Name: Andersen, Tammy
Address: [REDACTED]
[REDACTED]
[REDACTED]
Phone: [REDACTED]
Cell: [REDACTED]
Email: [REDACTED]

Owner

Name: Andersen, Tammy
Address: [REDACTED]
[REDACTED]
[REDACTED]
Phone: [REDACTED]
Cell: [REDACTED]
Email: [REDACTED]

Property Description

Legal Land Description: 2986KS; ; A ; ---
Land Use Description: AG - Agriculture District
Rural Address: 56311 Lily Lake Rd

Description of Work

- Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes.
-

Fees

Commercial, Industrial, Institutional	\$600.00
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Permit Conditions

1. The approval is for Agriculture Support Service Use – to operate an agritourism operation including a garden centre, tree farm, farm market, agricultural educational tours and workshops, agricultural culinary experiences, experimental agritourism, agricultural festivals, small scale food processing, petting farm and house, pony and hay rides, agricultural mazes. The business shall operate in accordance with the approved site plan and as per the business operations provided by the applicant with respect to the number of customer visits, employees, and servicing of the site.
2. Developer shall enter into a Development Agreement with Sturgeon County, to the satisfaction of the County, following the recommendations of Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025, requiring the applicant to either:
 - a. implement a variable speed limit zone on Range Road 235 (Lily Lake Road) from September 1 to October 31 annually, with the reduced speed limit in effect only during daily operational hours of 9:30 AM to 6:00 PM and only on days and times where the expected traffic volume will exceed 100 vehicle trips per day (50 vehicles in and out), The operational period may be extended throughout the year subject to the prior written agreement of Sturgeon County. All associated costs for design,

construction, installation, operation, maintenance, and any required securities to be borne by the developer; or

- b. complete intersection upgrades including the construction of a northbound right-turn bay as identified; with all associated costs for design, construction, installation, operation, maintenance, and any required securities to be borne by the applicant.

The Development Agreement shall be executed prior to the issuance of the Development Permit and registered on title until all obligations are fulfilled to the satisfaction of the County.

3. The developer shall ensure that sightlines at the intersection of Lily Lake Road and the Prairie Gardens site access are maintained in accordance with the recommendations of the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025, and Section 5.18 of the Sturgeon County Land Use Bylaw 1385/17, including the removal or trimming of vegetation or other obstructions as necessary to preserve visibility and ensure safe access. Ongoing maintenance of these sightlines shall be the responsibility of the developer and shall be conducted to the satisfaction of Sturgeon County.
4. The approval limits the daily operation to a maximum of 1,350 vehicle trips (675 vehicles in and out), as identified in the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025. This limit shall apply year-round only if a permanent northbound right-turn lane is constructed to the satisfaction of Sturgeon County. If the Variable Speed Limit Option is implemented instead, this limit may only apply on select days between September 1 and October 31 annually, with the reduced speed limit in effect only during daily operational hours of 9:30 AM to 6:00 PM, and only on days and times when the expected traffic volume will exceed 100 vehicle trips per day (50 vehicles in and out), as determined through agreement with Sturgeon County. The operational period and hours may be extended subject to the prior written agreement of Sturgeon County. On all other days when the variable speed limit is not in operation, the daily operation shall be limited to a maximum of 100 vehicle trips (50 vehicles in and out).
5. The developer shall implement all parking and internal circulation measures as recommended in the Prairie Gardens Traffic Impact Assessment prepared by McElhanney Ltd., dated June 17, 2025. This includes, but is not limited to, the configuration of parking areas, access and egress points, traffic flow direction, and any associated signage or operational controls. All measures shall be maintained in good working order and to the satisfaction of Sturgeon County.
6. The business shall operate for public access during the following hours:
 - a. Weekdays: 9:30 AM to 8:00 PM
 - b. Weekends and Holidays: 9:30 AM to 6:00 PM
 - c. Extended hours from 9:00 AM to 11:00 PM are permitted, without further approval, if the operator takes upmost care to reduce noise and nuisance impacts to neighboring properties at the determination of the development authority.
7. A variance has been granted allowing for some parking areas to be a grass or landscaped surface. Parking for customers and employees shall be provided onsite in accordance with the approved parking plans. Use of grass or landscaped parking areas shall only occur when weather conditions are such that vehicle parking will not result in mud tracking, surface damage, or impede emergency response access. Any accessible parking stalls shall be hard surfaced as per Sturgeon County's General Municipal Servicing Standards (GMSS) and the Alberta Accessibility Design Guide 2024 6th Edition. At no time shall parking be permitted on a public road and/or road allowances.
8. Adequate sanitary facilities shall be provided for public use in accordance with Alberta Health Services Regulations.
9. Outdoor lighting shall be located and arranged so that no direct or indirect rays of light are directed at or adversely affect any adjacent parcels.
10. The operation shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority.

11. No overnight camping or accommodation is permitted and is subject to a separate Development Permit approval.
12. Adequate garbage receptacles and resources shall be required to contain and remove all garbage from the parcel.
13. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
14. Should the intensity of the business increase with respect to the hours of operation, number of customer visits, parking requirements, or hosting tours and tastings with food service, a new development permit shall be required.
15. If the development authorized by this permit is not commenced within 12 months, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority

Advisory Notes:

1. This permit has been deemed an Agricultural Support Service Use due to the significant transportation demands at peak operating times. An Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.
2. It is the responsibility of the applicant to ensure that all development and activities associated with the development complies with any federal, provincial, or municipal laws/legislation and any required license (Alberta Gaming and Liquor), permit, approval, authorization, regulation, or directive.

If you have any questions or concerns

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:

Tyler McNab
Development Authority

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, you can file with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.

Development Permit Application for Diversified Agriculture & Agriculture Support Service

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Applicant Name	<u>TAM ANDERSEN</u>	Landowner Name	<u>TAM ANDERSEN</u>
Applicant Address	Severed in line with s.20 of ATIA		

LAND INFORMATION

Municipal Address	<u>56311 LILY LAKE ROAD</u>	Subdivision	
Legal Description	Lot <u>A</u>	Block _____	Plan <u>2986 KS</u>
	Quarter _____	Section _____	Twp _____ Rge _____ W _____
Existing Use of Land or Building			

BUSINESS DESCRIPTION

Name of Business PRAIRIE GARDENS

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

Prairie Gardens is a working tree nursery, agritourism & market garden farm. First established in 1956, we continue operations & welcome visitors to pick-thier-own produce, learn about agritourism & where food grows. We offer farm tours, a greenhouses - garden centre, farm dinners & experiences, a pumpkin patch, ~~all~~ year-round farm experiences, petting farm, mazes.

VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)		cars, trucks school buses farm tractors sewer trucks water truck	passenger vehicles garbage truck
What is the estimated road traffic volume for events? (number of vehicles per day)	See attached TIA	Where is the road traffic being routed from? (Provide Sketch if necessary) From Hwy 28, Lily Lake Road.	
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)	Personal, commercial, school buses	What are the number of on-site parking stalls? 400+ See attached drawings.	

INFRASTRUCTURE

What is the water supply?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Hauled	What type of sanitary service?	<input checked="" type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input type="checkbox"/> Hauled
What is the estimated daily peak water use(m ³)?	300- gal	What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m ³ or more)	< 300 gal

VENUE

Are materials and/or equipment related to the business stored outdoors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?	tractors, wagons pallets farm supplies greenhouse pots also stored in semi-trailer
Are deliveries made to the property associated with the business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How frequent?	weekly
Is there a proposed sign for your business?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m ²)?	2.9 x 2
What is the proposed maximum occupancy – outdoor area(s)?	500+ under	What is the proposed maximum occupancy – indoor area(s)?	100+ under
How many on-site employees?	seasonal 1-14	How many months is the venue open for public access?	11 months Main season April - Oct winter Nov - Dec
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite) <input checked="" type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite) <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays)	Varies Weekdays 9:30-8 Weekends 9:30-6, open late Sat Fri to 11pm by appointment

rarely private event

What is the expected noise? Describe	as expected under extensive agriculture & families on farm agmtourism
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	as expected under extensive agriculture temporary seasonal parking
What is the expected odour/fumes/exhaust? Describe	as expected under extensive agriculture
What is the expected heat/glare/lighting? Describe	as expected under extensive agriculture
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	Non Scaleable Fencing, Trees, shelter-belts (5 rows)

BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website prairiegardens.org Facebook prairiegardensadventurefarm

Instagram @myprairiegarden Twitter NA

Other NA

☒ Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

Severed in line with s.20 of ATIA

Date

July 10/2025

Severed in line with s.20 of ATIA

S

Date

July 10/2025

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Signature of Landowner

Date

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ _____ Penalty \$ _____ Receipt # _____ Tax Roll # _____ Zoning _____

Paid By: Cash / Cheque / Debit / VISA / MasterCard

Diversified Agriculture & Agriculture Support Service Application Checklist

☒ Completed Development Permit Application Form

Completed in full and signed by all registered landowners or person authorized on their behalf.

☒ Land Title Certificate

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.

☒ Site Plan

Drawing that depicts site details of your development. A surveyed plot plan may be required depending on scale of operations.

☐ Construction Drawings

☒ N/A

Complete construction drawings for any proposed buildings or site work.

☒ Complete Building Permit Application(s)

Available at www.sturgeoncounty.ca

or

☐ Farm Building Confirmation(s)

No public access & limited to low occupancy farm storage.

☒ Abandoned Oil Well Declaration Form Map

☐ N/A

Required for all building developments greater than 505ft² (46.9m²)

☐ Utility Applications

☒ N/A

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

☐ Alberta Transportation Approval

☒ N/A

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

☐ Approach Application/Deposit

☒ N/A

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

☒ McE/hanney

Transportation Assessment (TIA) +

Appendixes A
B

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

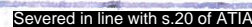
PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

Building Numbers as per Building Chart Legend

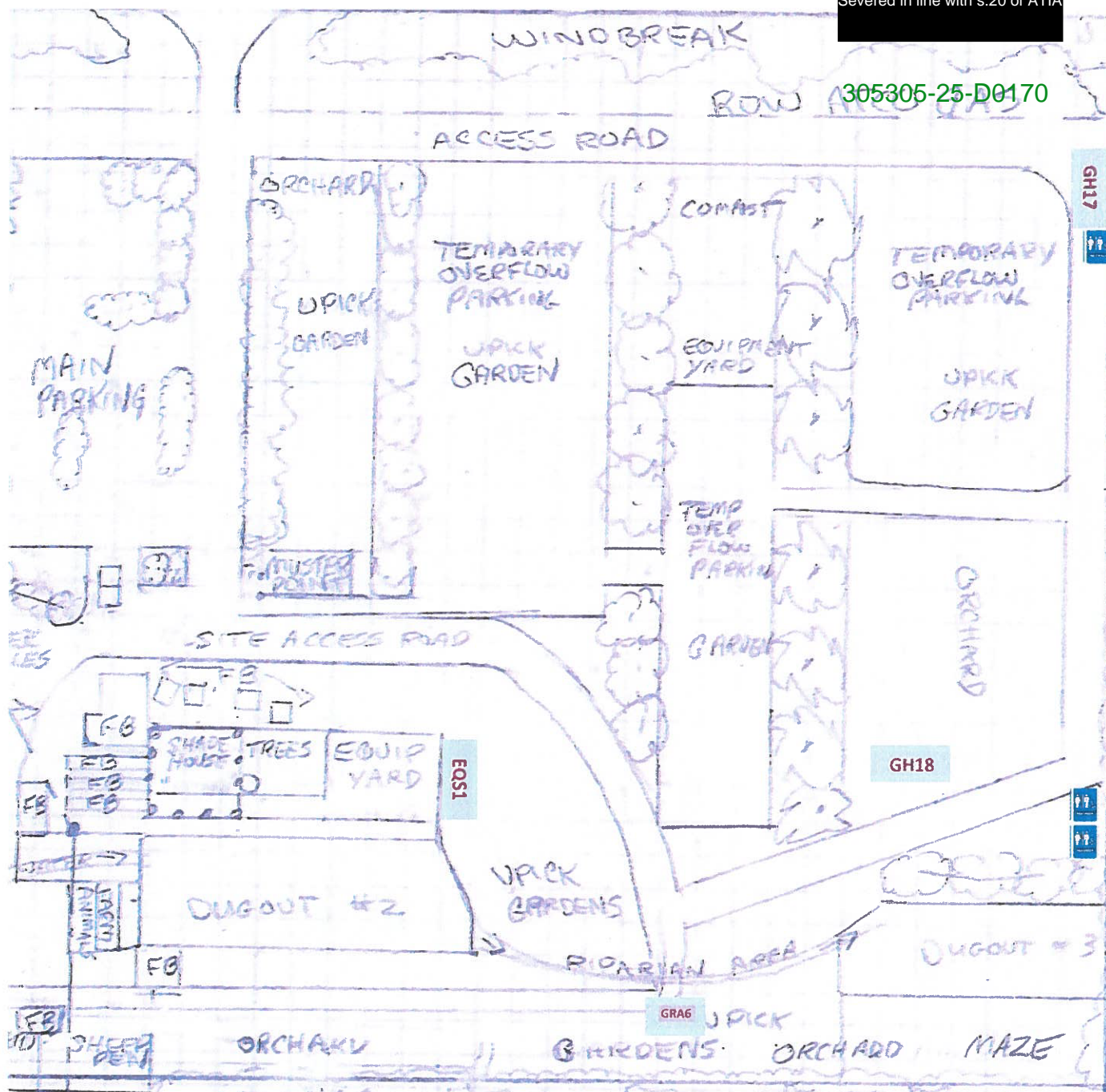
Building Numbers as per Building Chart Legend



305305-25-D0170

Building numbers as per the Building Number Chart

305305-25-D0170



PRAIRIE GARDEN

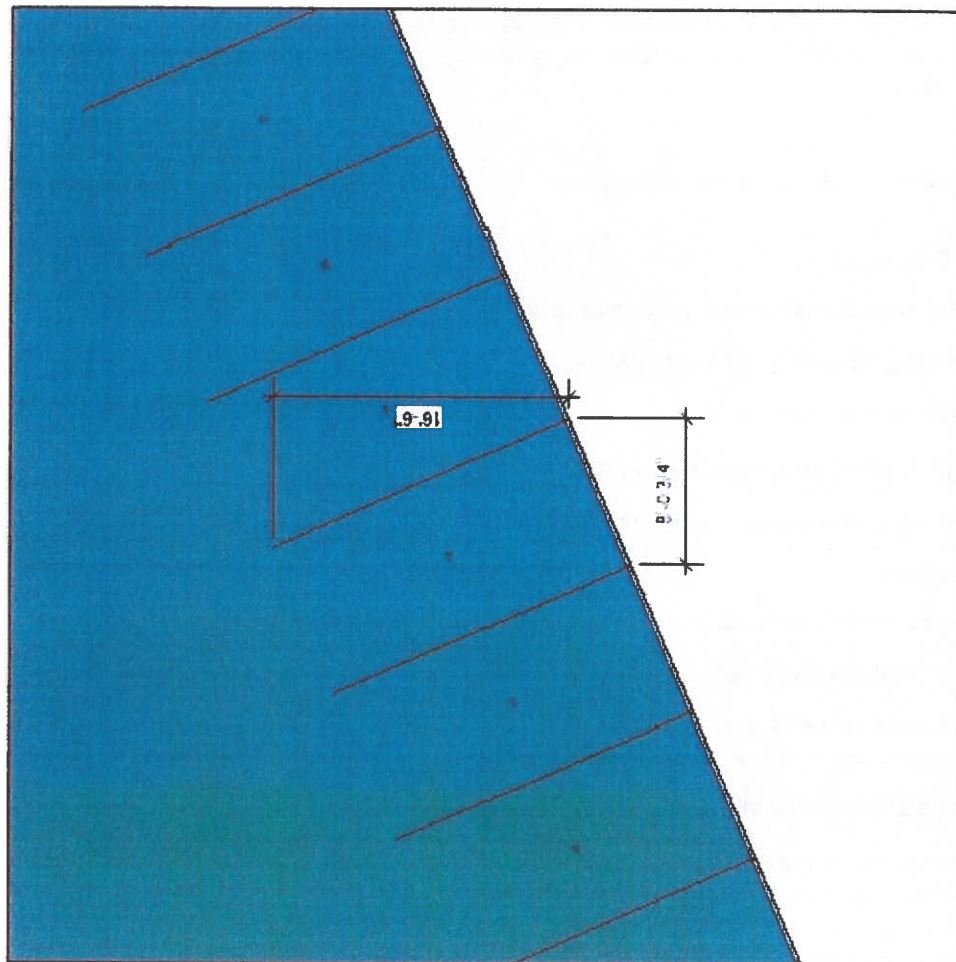
DETAIL

AUXILIARY PARKING Field 1

GRASS

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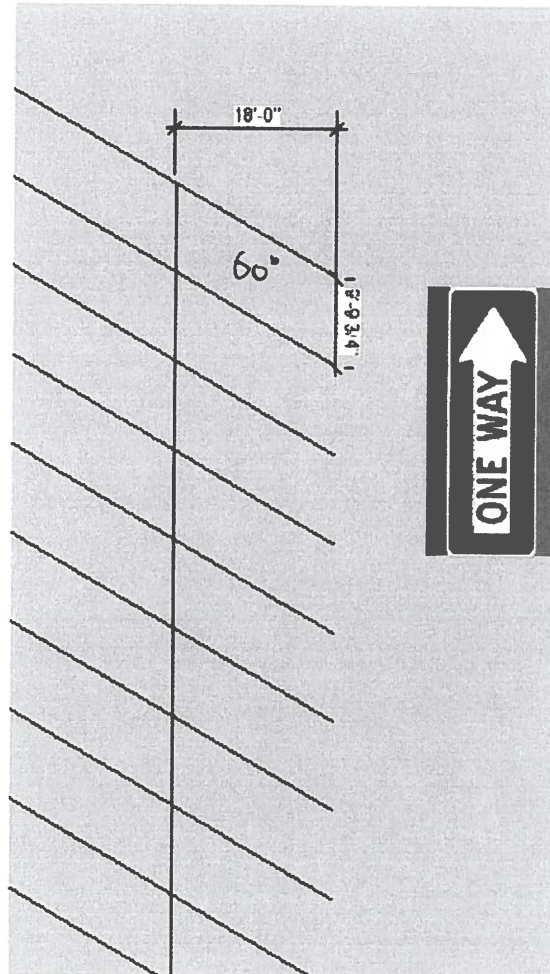


PRAIRIE GARDENS
AUXILIARY OVERFLOW PARKING AREA
FIELD 2 FIELD 3
DETAIL GRASS



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305305-25-D0170



PRAIRIE GARDENS

AUXILIARY OVERFLOW PARKING AREA

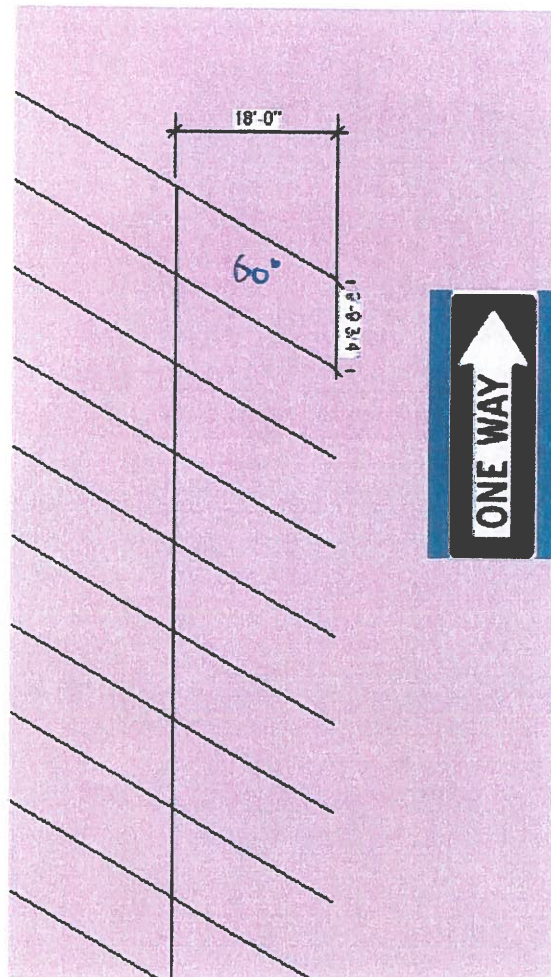
FIELD 2 FIELD 3

DETAIL CRASS



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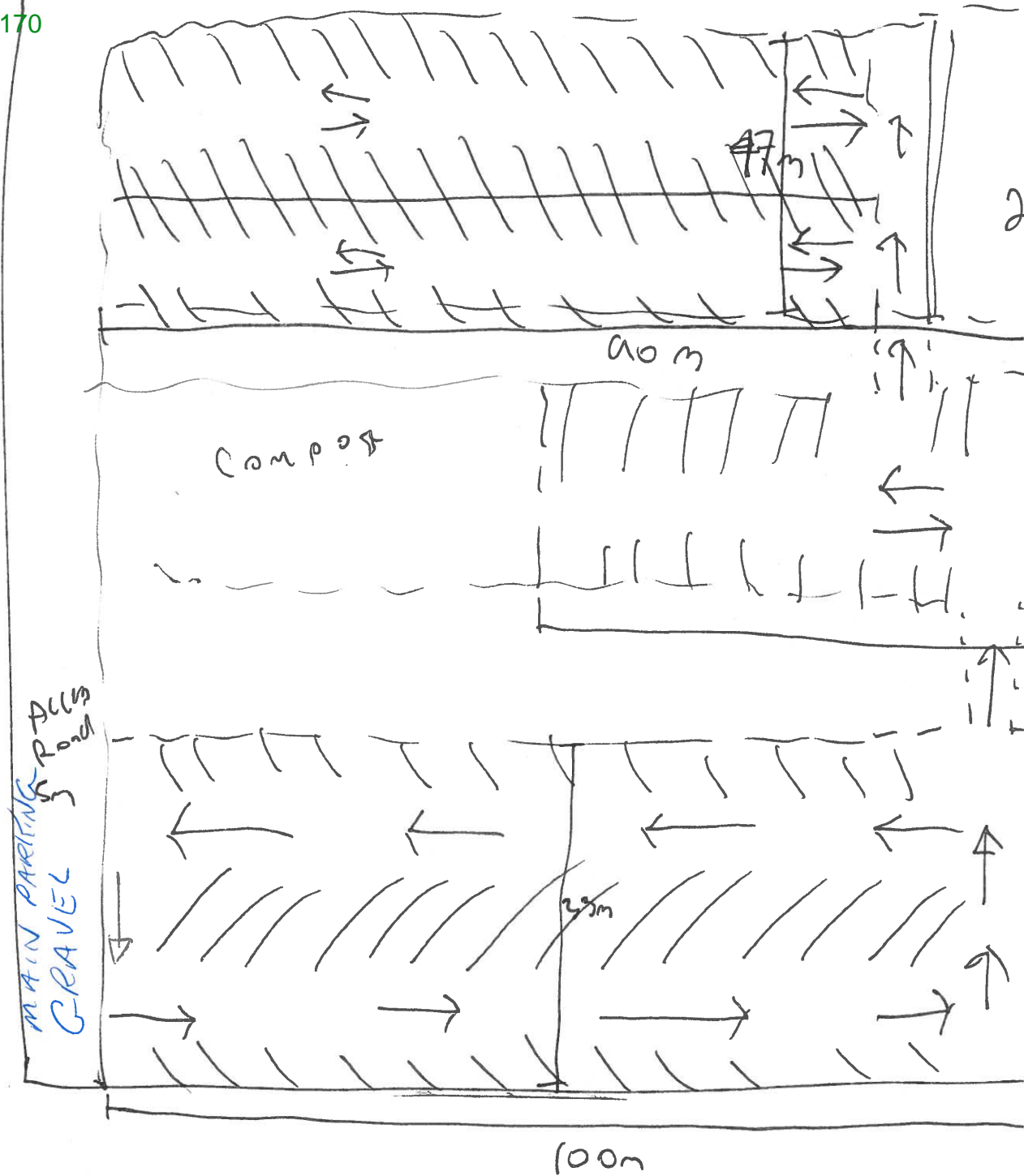
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Porter plan Field 2/3
GRASS

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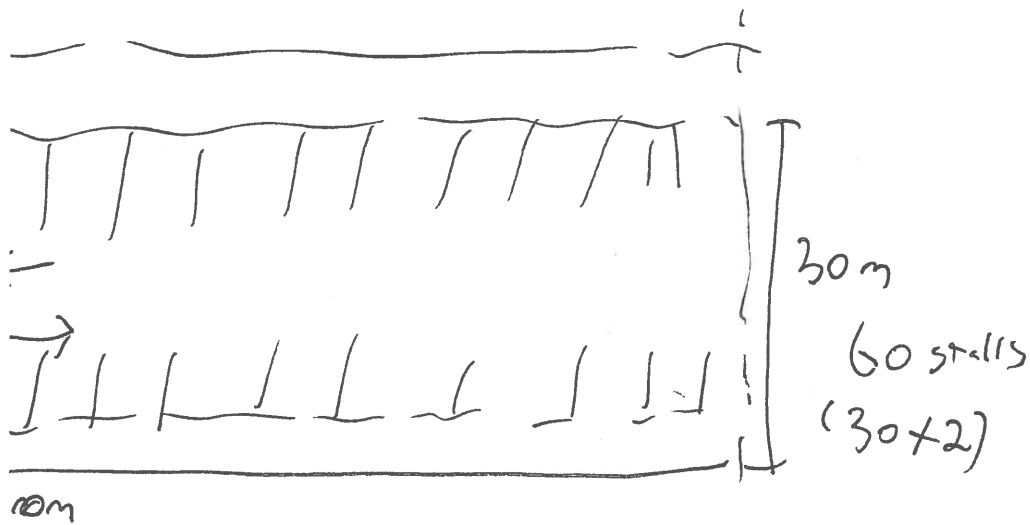
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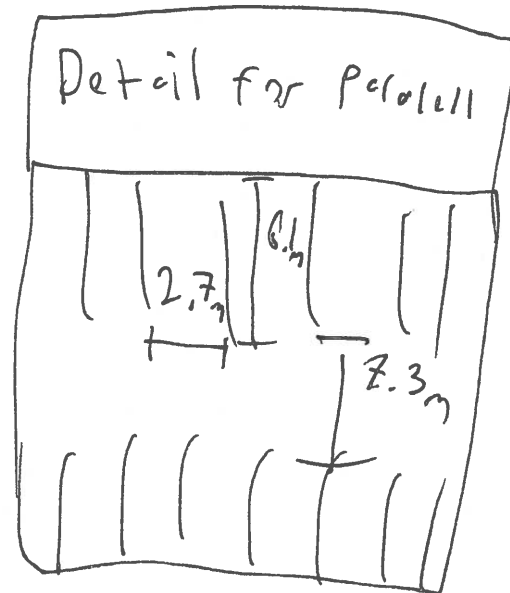
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Detail

4 = 116 stalls

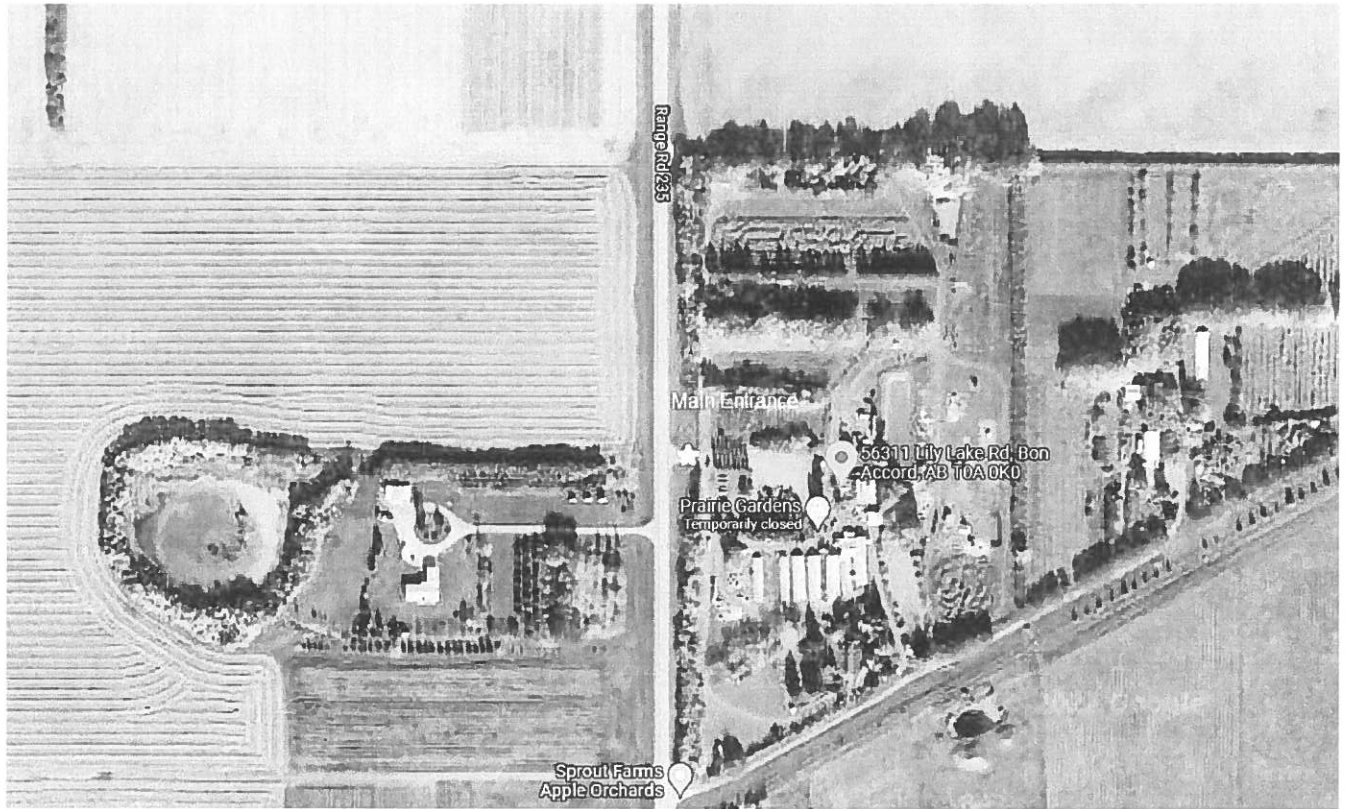


Detail for Perolell



See Detail

96 stalls
(32x3)



Application Intensity Matrix

Intensive Agriculture, Diversified Agriculture and Agricultural Support Services



Purpose

The Development Authority will apply this Matrix to assess proper use classification, impacts to adjacent landowners and County infrastructure and to apply conditions of development.

The Development Authority will have full discretion upon final decision regardless of outcome of this matrix.

Note on Assessments: Peak intensity per day or week or season is maximum not averaged, for example if 2 buses visit on any day of the year the intensity is considered to be higher. Cumulative impacts are measured per site. Special Flag is used to flag a special condition or impact that is outside the matrix.

Impacts	Intensity			Special Flag	Score
	0 Low	1 Medium	2 High		
Infrastructure					
Road Traffic Volume	50 Vehicle Trips (25 vehicles) per day or less	50-100 Vehicle Trips (25-50 vehicles) per day	100-500 vehicle trips (50-250 vehicles) per day	Significant amounts	2
Road Traffic Routing	Routing from highway or arterial Road	Routing from Collector/Local Road	Routing through residential area.		0
Road Traffic Type	Personal Vehicles	Commercial Vehicles (inc buses) 1 per day	Commercial Vehicles (inc buses) 2-5 per day		2
Water Supply	On-Site (Well)	Municipal	Hauled		2
Water Use	10m3/week or less (1 Truck)	10-20m3/week (2 Trucks)	Over 20m3/week		0
Sanitary Use (Municipal Servicing Plan required if 25m3 or more)	Private System (less than 5.7m3/day)		Private System (up to 25m3/day)		0
Sanitary Supply	On-Site	Municipal	Hauled		0
Parking	25 Stalls or less	25-50 stalls	50-250 stalls	Over 300 Stalls,	2

				Grass Parking	
Customers/venue					
Maximum Occupancy Outdoor	100 and under	101 to 499	500-1000		2
Maximum Occupancy Buildings	100 and under	101 to 299	300-500		0
Occupancy Employees	1-5	6-9	Over 10		2
Operation Alcohol	None	AGLC Class D,E,F (Consumption Offsite)	AGLC Class A,B,C (Consumption Onsite)		1
Operation Public Season	Open to Public 0- 3 months	Open to Public 3-6 months	Open to Public 12 months		2
Operation Hours	0700-1800 Weekdays	1700-2300 or weekends	Past 2300hrs Weekdays or weekends		1
Nuisance Noise	As expected under Extensive Agriculture	Moderate Noise – Days only	Moderate Noise – Evenings or Weekends	Capacit y was deemed to cause natural modera te noise	2
Nuisance Smoke/Steam/Dust (Traffic Route included)	As expected under Extensive Agriculture	Minimal (Dust control may be required)	Moderate (Dust control certain)	Parking may require dust control	1
Nuisance Odour/fumes/exhaust	As expected under Extensive Agriculture	Minimal (Chance of Odour or fumes, but rare)	Moderate (Chance of Odour or fumes to occasionally occur)		0
Nuisance Heat/glare/lighting	As expected under Extensive Agriculture	Minimal (Chance of glare or heat, but rare)	Moderate (Chance of glare or heat to occasionally occur)		0
Impacts/compliance					
Land Use Ag land taken out of ag production (Buildings for public and business use, parking, market	5% or less	6-9%	10%-25%		2

areas anywhere not used for growing/ranching)					
Land Use Environmental Impacts	No Impacts	Adjacent to minimal Wetlands	Adjacent to significant Wetlands/ Waterways		0
Adjacent Landowners Privacy/Security	Impassible fencing or vegetation	Climbable fencing or vegetation (Barb Wire)	No Fencing or vegetation		0
Adjacent Landowners Dwellings (from Development Area)	Up to 2 adjacent dwellings within 800m	2-5 dwellings within 800m	5+ dwellings within 800m		1
Totals					
Intensity	Low	Medium	High	Flag?	
Total	Under 10	11-24	Over 25	Access/ Parking Flags	22/44

Notes:

- Intensity over 25 automatically calculates the proposed development as having a significant land, transportation or water demand and should fall under the *Agricultural Support Service* use or rezone to AG-2.
- Processing and Agritourism operations are automatically *Diversified Agriculture* or *Agriculture Support Service* uses.
- *Intensive Agriculture* operations that score above 10 should be considered a *Diversified Agriculture* use due to intensity.
- Development Authority has final decision on use, the intensity matrix is a guide.

Definitions

Agricultural Support Service means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.

Diversified Agriculture means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the *Extensive livestock* or *Extensive and Intensive agriculture* uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production, Distribution, or Cannabis Retail Sales.

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Intensive agriculture means a horticultural operation that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, tree farms. This use accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly onsite farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.



Photo Source: Go East of Edmonton.com

Prairie Gardens Transportation Assessment

June 17, 2025 | Final Report

Submitted to: Prairie Gardens, Sturgeon County

Prepared by: McElhanney

Contact

Jarrett Zilinski, P.Eng.
Transportation Engineer

Severed in line with s.20 of ATIA

Address

201, 13455 114 Avenue,
Edmonton AB Canada
T5M 2E2

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305305-25-D0170

Our file: 2131-00821-00

A faint, stylized topographic map of a mountainous region, likely the Sierra Nevada, serves as a background for the top portion of the page. The map features contour lines and a dashed line indicating a boundary or path.

Your Challenge. Our Passion.

TRANSMITTAL PAGE

This report entitled "Prairie Gardens Transportation Assessment" was prepared by McElhanney Ltd. under the authorization of Prairie Gardens. The plans, concept designs and recommendations put forward reflect the Consultants' best judgement with the available information. Any use of this information in a manner not intended, or with knowledge that situations have changed, shall not be the responsibility of McElhanney Ltd. or the undersigned.

Report prepared by:

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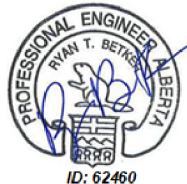


Taylor Langner, T.T.
Engineering Technologist

Report reviewed by:

Jarrett Zilinski, P.Eng.
Transportation Engineer

Report reviewed by:



Ryan Betker, P.Eng.
Branch Manager, Edmonton Engineering

Contents

1.	Introduction	1
1.1.	Development Overview	1
2.	Existing Conditions	3
2.1.	Existing Road Network Conditions	3
2.2.	Existing Traffic Accommodations	5
3.	Traffic Volumes & Analysis	6
3.1.	Existing & Background Traffic Volumes	6
3.2.	Traffic analysis	9
4.	Warrant Analysis	11
4.1.	Intersection Characteristics	11
4.2.	Turn Lane Warrant Analysis	11
4.3.	Minimum Sight Triangles	13
4.4.	Minimum Sight Distance for Left-Turn	15
5.	Site Circulation	17
5.1.	Parking Requirements	19
6.	Variable Speed and Alternate Solutions	20
7.	Evaluation of Options	22
8.	Conclusions / Recommendations	23

List of Figures

Figure 1: Study Area	2
Figure 2: Lily Lake Road Existing Conditions	3
Figure 3: Lily Lake Road / Site Access Intersection	4
Figure 4: Midday and PM Peak Hour Traffic Volumes	8
Figure 5: HGDG Sight Distance for Approaches	14
Figure 6: Sight Distance Review	15
Figure 7: Alberta Transportation Sight Distance for Left Turn (Figure D-4.2.2., HGDG)	16
Figure 8: Existing Site Circulation	17
Figure 9: Recommended Site Circulation	18
Figure 10: Proposed Option 2 Signage Plan	21



List of Tables

Table 1: Collected Traffic Counts..... 6

Table 2: Average Traffic Volumes..... 7

Table 3: Intersection Performance Measures Summary 9

Table 4: Right Turning Lane Warrant..... 12

Table 5: Intersection Performance Measures Summary - Northbound Right Turning Lane improvements
..... 13

Table 6: Minimum Sight Distances for Left Turn onto Highway at 100 km/h (Source: Figure D-4.2.2.2,
HGDG) 16

Table 7: Parking Requirements 19

Table 8: Option 2 Signage Description 20

Appendices

- Appendix A – Traffic Impact Brief
- Appendix B – Development Permits
- Appendix C – Traffic Counts
- Appendix D – Historical Traffic Data
- Appendix E – Synchro Reports

1. Introduction

Prairie Gardens and Sturgeon County (County) have requested a transportation assessment for the Prairie Gardens access located off the Lily Lake Road. McElhanney Ltd. (McElhanney) has been commissioned by the Prairie Gardens to prepare a Transportation assessment. The objectives of this Transportation Assessment are to examine the roadways and accesses performance during the peak season and to recommend the necessary improvements and other transportation requirements that will facilitate safe and efficient traffic operations over the next 20 years. Prairie Gardens currently needs to apply for a temporary permit from Sturgeons County each season the purpose of this report is to provide a recommendation to accommodate the current attendance levels outlined in this report and eliminate the need for a temporary permit each season. The existing *Traffic Impact Brief (D&A Paulchik Consulting Ltd., 2022)* is provided in [Appendix A](#).

1.1. DEVELOPMENT OVERVIEW

Prairie Gardens is a farm-based destination located outside of Bon Accord, Alberta. It is known for offering a variety of seasonal activities including pumpkin patches, animal interactions and other farm related activities. Prairie Gardens draws significant tourism, particularly in the fall. The farm is open to the public from late July through October, with peak visitation occurring in October. The Prairie Gardens facility is located at 56311 Lily Lake Road, Bon Accord AB, and is illustrated in [Figure 1](#). The site currently has one access point, located off Lily Lake Road. With internal circulation and parking designated within the development.



Figure 1: Study Area

2. Existing Conditions

This section establishes the existing roadways and traffic trends within the vicinity of the Prairie Gardens.

2.1. EXISTING ROAD NETWORK CONDITIONS

The following roadway and intersection were reviewed as part of this TIA and are further described below:

Lily Lake Road

Lily Lake Road is owned and operated by Sturgeon County. According to the *Sturgeon County Transportation Master Plan (McElhanney, 2023)* Lily Lake Road is classified as a Class 1 roadway.

Within the study area, Lily Lake Road is a two-lane undivided roadway, with a posted speed limit of 100 km/h. The current condition of Lily Lake Road is depicted in *Figure 2*.



Photo Source: Google Streetview (2024)

Figure 2: Lily Lake Road Existing Conditions

Lily Lake Road / Prairie Gardens Site Access

The intersection of Lily Lake Road and Prairie Gardens Site Access is an unsignalized, three-legged junction with stop control on the east leg (Prairie Gardens Site Access). Each leg of the intersection has a single shared travel lane. There are no streetlights or pedestrian crossings at any of the approaches to the intersection. The intersection is designed according to *Sturgeon County's General Municipal Servicing Standards (GMSS)*, with two delineator posts marking the location of the Prairie Gardens site access. These posts are installed to clearly indicate the site access and are positioned in compliance with the standards.

No parking signs are posted along the west ditch of Lily Lake Road. A small sign near the intersection of Prairie Gardens and Lily Lake Road reminds drivers that the speed limit along Lily Lake Road is 100 km/h and to merge with care. The current condition of the intersection is depicted in *Figure 3*.

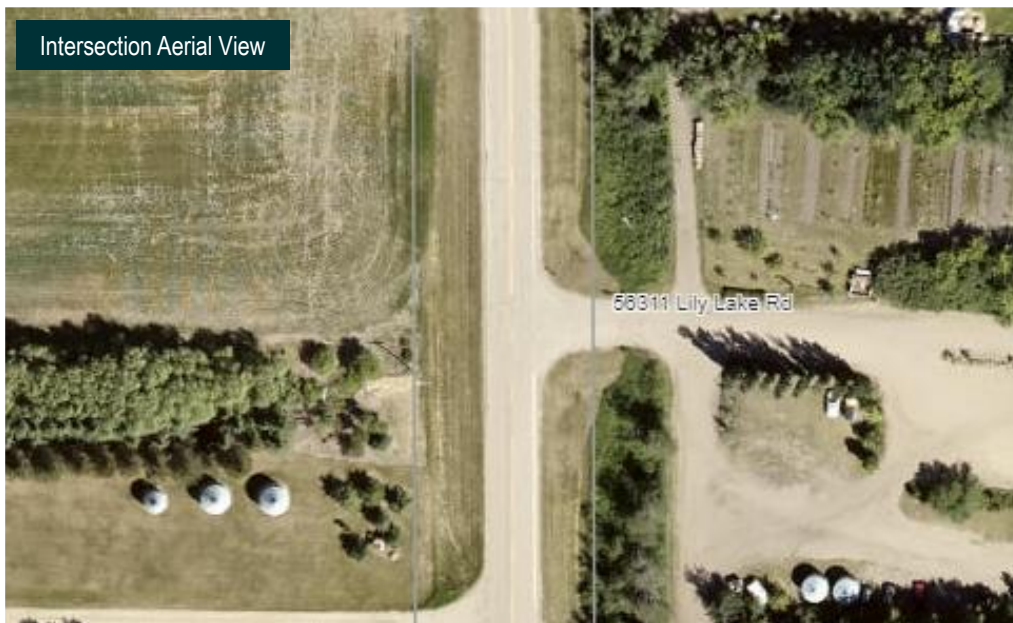


Figure 3: Lily Lake Road / Site Access Intersection

2.2. EXISTING TRAFFIC ACCOMMODATIONS

During the peak season, Prairie Gardens currently implements temporary traffic accommodations to manage the increased traffic volumes. The current accommodations include the following:

- » Temporary Signage
 - Roadway Signs for directing and informing drivers of changes in traffic flow and conditions.
- » Traffic Attendant (Volume Based)
 - A dedicated attendant stationed on-site to help manage and direct traffic, when traffic volume is expected to be over 300 vpd and overflow parking is expected to be utilized.

According to Sturgeon County's guidelines, these measures are considered sufficient for a daily site generation of up to 300 trips (in and out) per day during peak season and 50 trips per daily permanent traffic. However, Prairie Gardens is currently generating approximately 500 trips per day during peak season, exceeding the agreed upon volumes within *305305-23-D0213 Package*. As a result, the existing traffic accommodation measures are not fully adequate to handle the increased traffic load, and further adjustments or enhancements are necessary to ensure continued safety and efficiency on a permanent basis. Refer to [Appendix B](#) for the full development packages.



3. Traffic Volumes & Analysis

3.1. EXISTING & BACKGROUND TRAFFIC VOLUMES

Existing traffic volumes and movements at the intersection of Lily Lake Road and Prairie Gardens Site Access, were collected by McElhanney for weekends between the dates of October 11 and October 28, as summarized in [Table 1](#).

For the purpose of this study, traffic data from October 14, 2024, was used for the peak generation analysis as it recorded the highest site traffic. [Table 2](#) compares the traffic volumes from October 14, 2024, with the average traffic volumes of all counts collected by McElhanney.

The AM, Midday and PM peak hours were determined to be 10:00 AM to 11:00 AM, 12:00 PM to 1:00 PM and 3:00 PM to 4:00PM, respectively.

Table 1: Collected Traffic Counts

Dates Traffic Counts Complete	
11-Oct	Friday
12-Oct	Saturday
13-Oct	Sunday
14-Oct	Monday
15-Oct	Tuesday
19-Oct	Saturday
20-Oct	Sunday
21-Oct	Monday
25-Oct	Friday
26-Oct	Saturday
27-Oct	Sunday
28-Oct	Monday

Table 2: Average Traffic Volumes

Peak Hour	North Leg		East Leg		South leg		Entering Site Traffic
	Through	Left	Right	Left	Right	Through	
Monday, October 14, 2024							
AM Peak Hour	39	8	4	7	99	36	107
Midday Peak Hour	56	9	4	53	94	40	103
PM Peak Hour	66	4	1	93	64	60	68
Average Traffic Volumes (Oct. 11 – Oct. 28)							
AM Peak Hour	47	4	2	4	27	32	31
Midday Peak Hour	45	5	3	28	46	42	51
PM Peak Hour	46	3	6	43	34	59	38

For the purposes of this study, the existing (2024) worst case ingress and egress peak hours (Midday and PM peaks) are illustrated in [Figure 4](#). While the analysis for the AM, Midday and PM peak hours is summarized in [Section 3.2](#)

Future traffic forecasts for the 20-year horizon were estimated based on the review of future population growth in Sturgeon County and historic traffic data. According to the *Sturgeon County Transportation Master Plan (McElhanney, July 2023)* traffic volumes along a majority of the roadways in Sturgeon County are forecasted to grow at approximately 2.0% per year. However, a review of the historical traffic data for the intersection of Highway 28 and Lily Lake Road, located approximately 2.0 km south of the study intersection, with data available dating back to 2002. Over the past 20 years, the average annual daily traffic (AADT) along the north leg (Lily Lake Road) has grown by an average of 0.87% to 1.30% per year, which is lower than the Sturgeon County's average of 2.0% per year. Details of the historical traffic data are provided in [Appendix D](#).

Based on the above findings, a 1.5 % annual linear growth rate was applied to Lily Lake Road. [Figure 4](#) illustrates the 20-year horizon (2044) peak hour volume at the study intersection.

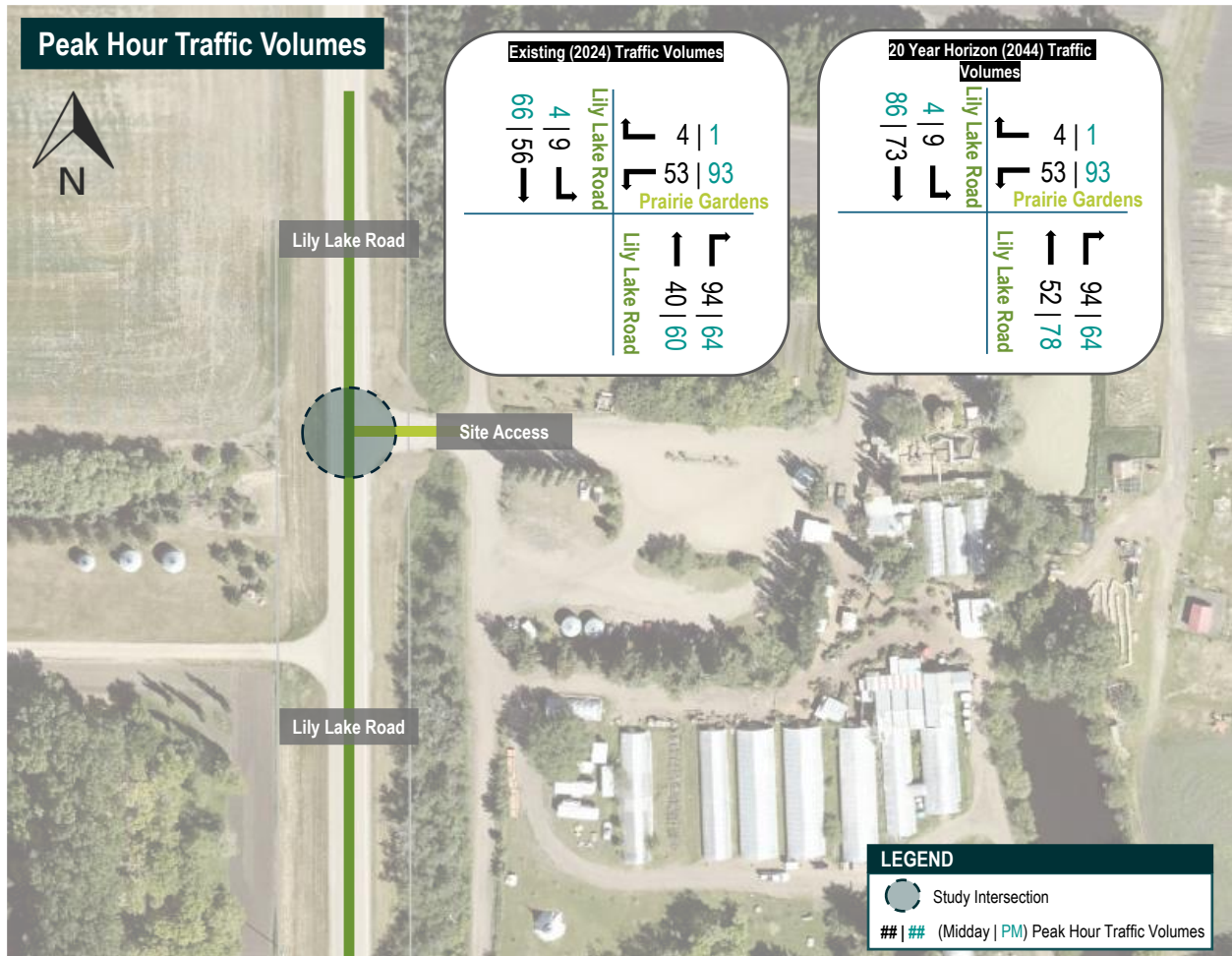


Figure 4: Midday and PM Peak Hour Traffic Volumes

3.2. TRAFFIC ANALYSIS

The Level of Service (LOS) is a performance metric used to assess operating conditions of intersections and their respective approaches. LOS reported in the analysis scenarios are based on the methodology outlined in the latest *Highway Capacity Manual* (HCM).

Using the HCM methodology, intersection capacity analysis was conducted using Synchro 11 software for the following scenarios:

- » Existing (2024) Peak Hour Traffic Volumes
- » 20 Year (2044) Horizon

The analysis results for the traffic volumes are presented in [Table 3](#). Detailed Synchro reports are provided in [Appendix E](#).

Table 3: Intersection Performance Measures Summary

Performance Measures	AM Peak Hour	Midday Peak Hour	PM Peak Hour
2024 Existing Traffic			
Intersection Delay (sec/veh)	0.8	2.4	3.4
Intersection LOS	A	A	B
Worst Movement(s)	-	-	WBL (LOS B)
2044 20-year Horizon Traffic			
Intersection Delay (sec/veh)	0.7	2.2	3.1
Intersection LOS	A	B	B
Worst Movement(s)	-	WBL (LOS B)	WBL (LOS B)

Synchro 11 was used to evaluate the traffic operations of the study intersection under each scenario. The Level of Service (LOS) is typically a performance metric used to assess operating conditions of intersections and their respective approaches. LOS reported in the analysis scenarios are based on the methodology outlined in the latest *Highway Capacity Manual* (HCM).

For unsignalized intersections, the LOS is based on the computed delays on each of the critical movements. LOS 'A' represents minimal delays for minor street traffic movements, and LOS 'F' represents a scenario with an insufficient number of gaps on the major street for minor street motorists to complete their movements without significant delays. For signalized intersections, the methodology considers the intersection geometry, traffic volumes, the traffic signal phasing/timing plan, as well as pedestrian and cyclist volumes. The average delay for each lane group is calculated, as well as the delay for the overall intersection. The operating conditions can also be expressed in terms of volume-to-capacity (v/c) ratio.

For planning assessments in the context of the study area, a LOS D or better for the overall intersection, and LOS E or better for each individual movement, as well as a volume-to-capacity ratio (v/c) less than 0.90 is desired.

- » The intersection of Lily Lake Road and Prairie Gardens Site Access is currently operating under acceptable levels of service (LOS B) during the peak hours and is expected to continue operating at these levels with background growth over the next 20-years.
- » Traffic exiting left at Prairie Gardens site access (westbound (WBL) movement) will experience increased delays as traffic grows on Lily Lake Road. Under the 20-year horizon scenario, the WBL movement is estimated to operate at a LOS B, which is considered acceptable conditions.



4. Warrant Analysis

This section highlights the findings of the study intersection review.

4.1. INTERSECTION CHARACTERISTICS

The geometry of the study intersection was reviewed using google streetview and site observations. Land uses adjacent to the study intersection is agriculture land, in three quadrants and residential on the west side of the intersection. The topography of the intersection is relatively flat, with trees located on the east side of the intersection, and surrounding the resident southwest of the intersection.

4.2. TURN LANE WARRANT ANALYSIS

The HGDG specifies that the following three conditions must be met to warrant an exclusive right turn lane at a two-lane highway intersection:

- » Main (or through) road AADT ≥ 1800
- » Intersection road AADT ≥ 900 , and
- » Right turn daily traffic volume ≥ 360 for the movement in question.

Prairie Gardens, being a seasonal development, experiences significantly higher traffic volumes during the fall and summer months. As a result, the Average Summer Daily Traffic (ASDT) for Lily Lake Road was used for this analysis. To accurately assess the site's traffic generation, both the peak observed traffic, and the average traffic generation were considered for existing operations as well as a 20-year projection, which accounts for a 1.5% annual linear growth on Lily Lake Road, as detailed in [Section 3.1](#). The peak observed traffic values were obtained from traffic counts conducted in October 2024.

The right-turn lane warrant indicates that a turning lane is warranted at the site during the 20-year peak traffic operations (October/Thanksgiving Weekend) per HGDG specifications however the main road AADT warrant condition is not met during average seasonal operations in all other scenarios. One other key note is that the AADT is significantly higher south of the intersection as a result of the development traffic however even if using this value for AADT, only existing and future peak operations warrant a turn bay. Off peak traffic operations at the site were observed to be approximately 30% lower than the peak observed traffic volumes.

Further discussion on the recommendations under this warrant condition are provided in [Section 7](#).

Table 4: Right Turning Lane Warrant

Turn Lane Warrant Analysis	Sufficient	Site Intersection Traffic Volumes
Existing Peak Observed Operations (Oct)		
Main (or through) road AADT ≥ 1800	X	Main Road – Lily Lake Road <ul style="list-style-type: none">» North of Intersection (SBT, SBL, NBT, WBR) = 1,132» South of Intersection (SBT, WBL, NBT, NBR) = 2,275» Average Intersection ASDT = 1,703 vpd Intersecting Road – Prairie Gardens Site Access <ul style="list-style-type: none">» ASDT During Peak Operation = 1351 vpd Right Turn Volumes <ul style="list-style-type: none">» Vehicles during Operation = 623 vpd
Intersection road AADT ≥ 900	Y	
Right turn daily traffic volume ≥ 360 for the movement in question	Y	
Existing Average Observed Seasonal Operations		
Main (or through) road AADT ≥ 1800	X	Main Road – Lily Lake Road <ul style="list-style-type: none">» North of Intersection (SBT, SBL, NBT, WBR) = 790» South of Intersection (SBT, WBL, NBT, NBR) = 1,590» Average Intersection ASDT = 1,190 vpd Intersecting Road – Prairie Gardens Site Access <ul style="list-style-type: none">» Vehicles during Operation = 950 vpd Right Turn Volumes <ul style="list-style-type: none">» Vehicles during Operation = 450 vpd
Intersection road AADT ≥ 900	Y	
Right turn daily traffic volume ≥ 360 for the movement in question	Y	
20-Year Horizon Peak Operations (Assumes site peak traffic does not exceed existing operations)		
Main (or through) road AADT ≥ 1800	Y	Main Road – Lily Lake Road <ul style="list-style-type: none">» North of Intersection (SBT, SBL, NBT, WBR) = 1,425» South of Intersection (SBT, WBL, NBT, NBR) = 2,568» Average Intersection ASDT = 1,997 vpd Intersecting Road – Prairie Gardens Site Access <ul style="list-style-type: none">» Vehicles during Operation = 1351 vpd Right Turn Volumes <ul style="list-style-type: none">» Vehicles during Operation = 623 vpd
Intersection road AADT ≥ 900	Y	
Right turn daily traffic volume ≥ 360 for the movement in question	Y	
20-Year Horizon Average Seasonal Operations		
Main (or through) road AADT ≥ 1800	X	Main Road – Lily Lake Road <ul style="list-style-type: none">» North of Intersection (SBT, SBL, NBT, WBR) = 1,000» South of Intersection (SBT, WBL, NBT, NBR) = 1,798» Average Intersection ASDT = 1,400 vpd Intersecting Road – Prairie Gardens Site Access <ul style="list-style-type: none">» Vehicles during Operation = 946 vpd Right Turn Volumes <ul style="list-style-type: none">» Vehicles during Operation = 463 vpd
Intersection road AADT ≥ 900	Y	
Right turn daily traffic volume ≥ 360 for the movement in question	Y	

Using the traffic volumes detailed in [Section 3.1](#), a traffic analysis was completed to determine the LOS of the intersection if the installation of a northbound right turning lane is completed. As summarized in [Table 5](#), the installation of a northbound right turning lane will have minimal improvements to the intersection delays and LOS. Detailed Synchro reports are provided in [Appendix E](#).

Table 5: Intersection Performance Measures Summary - Northbound Right Turning Lane improvements

Performance Measures	AM Peak Hour	Midday Peak Hour	PM Peak Hour
2024 Existing Traffic			
Intersection Delay (sec/veh)	0.8	2.3	3.3
Intersection LOS	A	A	A
Worst Movement(s)	-	-	-
2044 20-year Horizon Traffic			
Intersection Delay (sec/veh)	0.7	2.2	3.0
Intersection LOS	A	A	A
Worst Movement(s)	-	-	WBL (LOS B)

4.3. MINIMUM SIGHT TRIANGLES

A desktop review of the sight distances on the approaches to the study intersections was conducted based on Alberta Transportation's minimum sight triangle guidelines (*Section D.4.2, HGDG*) as highlighted in [Figure 5](#). Using the *Sturgeon County Property Map* the Right-of-way along Lily Lake Road was identified to be 30 m. As illustrated in [Figure 6](#), the intersection was determined to have inadequate sightlines, necessitating the removal of trees along the ditch to enhance visibility at the intersection.

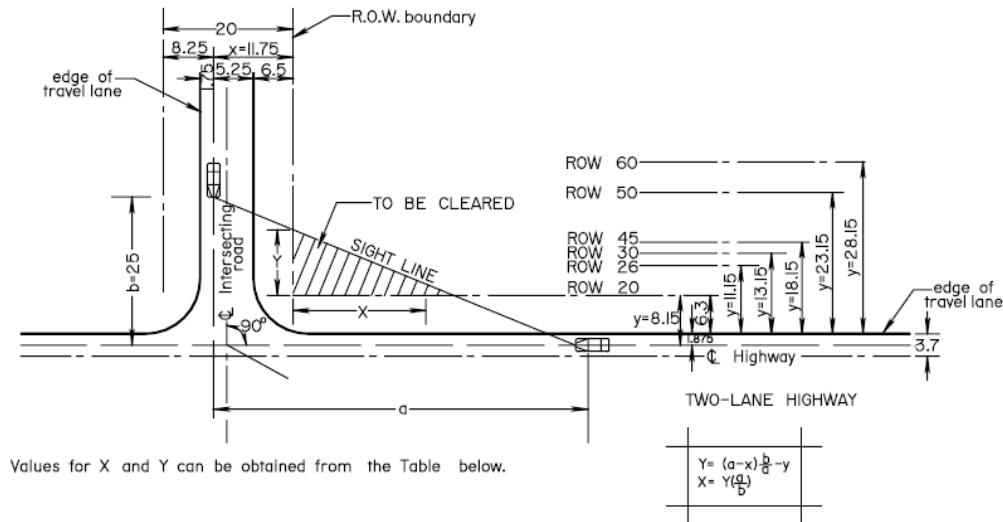
It is noted that the east leg of the intersection provides access to Prairie Gardens, which is not classified as a minor road. Additionally, Lily Lake Road is classified as a Class 1 roadway, rather than a highway. Given the minimal speeds on the Prairie Gardens access and the location of the existing stop location, professional judgment was used to assess the sightlines, and it was determined that they are sufficient. **As a result, sightline improvements were deemed unnecessary at this location.**

In addition to the sightline review a review of the *Highway Geometric Design Guide, Chapter I. Access Management guidelines* as well as *Sturgeon County's General Municipal Servicing Standards (GMSS)*, was conducted to confirm that the access spacing meets the required standards and is deemed sufficient. From the *HGDG* the minimum spacing requirements is as follows:

- » A minimum spacing of 800 m between public road intersections is required, with a desirable spacing of 1.6 km.
 - Prairie Gardens access is located 1 km from Township Road 564, and 1.4 km from 54 Avenue, **therefore this requirement is met.**
- » Per the HGDG The distance between accesses should be a minimum of 200 m.
 - The Prairie Gardens access is located 55 m from the residential access at 56312 Lily Lake Road. **This requirement is not met.**

- Per the County's GMSS accesses should be placed directly opposite to an existing roadway access or a minimum of 90m from another roadway or access. **This requirement is not met.**

FIGURE D-4.2.1 SIGHT DISTANCE AND VISIBILITY AT 90° INTERSECTIONS FOR APPROACHES WITH STOP CONTROL



Design Speed on Highway km/h	Approach Distance "a" Based on 3 s m	Visibility Triangle															
		Highway Right of Way (m)															
		20		26		30		35		40		45		50		60	
		X	Y	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y
40	30	8	7	5	4	2	2	0	0	0	0	0	0	0	0	0	0
50	40	15	10	10	7	7	5	3	2	0	0	0	0	0	0	0	0
60	50	22	11	16	8	12	6	7	4	2	1	0	0	0	0	0	0
70	60	29	12	22	9	17	7	11	5	5	2	0	0	0	0	0	0
80	65	32	12	24	9	19	7	13	5	6	2	0	0	0	0	0	0
90	75	39	14	30	10	24	8	17	6	9	3	2	1	0	0	0	0
100	85	46	14	36	10	29	8	20	6	12	3	3	1	0	0	0	0
110	95	53	14	41	11	34	9	24	6	15	4	5	1	0	0	0	0
120	100	56	14	44	11	36	9	26	6	16	4	6	1	0	0	0	0
130	110	62	14	48	11	40	9	29	7	18	4	8	2	0	0	0	0

Figure 5: HGDG Sight Distance for Approaches



Figure 6: Sight Distance Review

4.4. MINIMUM SIGHT DISTANCE FOR LEFT-TURN

For intersections that had a grade (up or down) or a horizontal curve approaching the intersection, a desktop review of the sight distances for left turn onto the highway was conducted based on Alberta Transportation's guidelines and then confirmed in-person. Intersection sight distance is defined as the sight distance available for drivers looking left and right along the main roadway from the point where vehicles are required to stop on an intersecting road before entering the intersection. The standard intersection sight distance requirement used in Alberta is based on the distance that is required for vehicles to turn left onto a major highway, without significantly interfering with vehicles approaching from the left at the design speed. This distance is adopted as a minimum for both directions for design purposes using the sight distance curves as illustrated in [Figure 7](#).

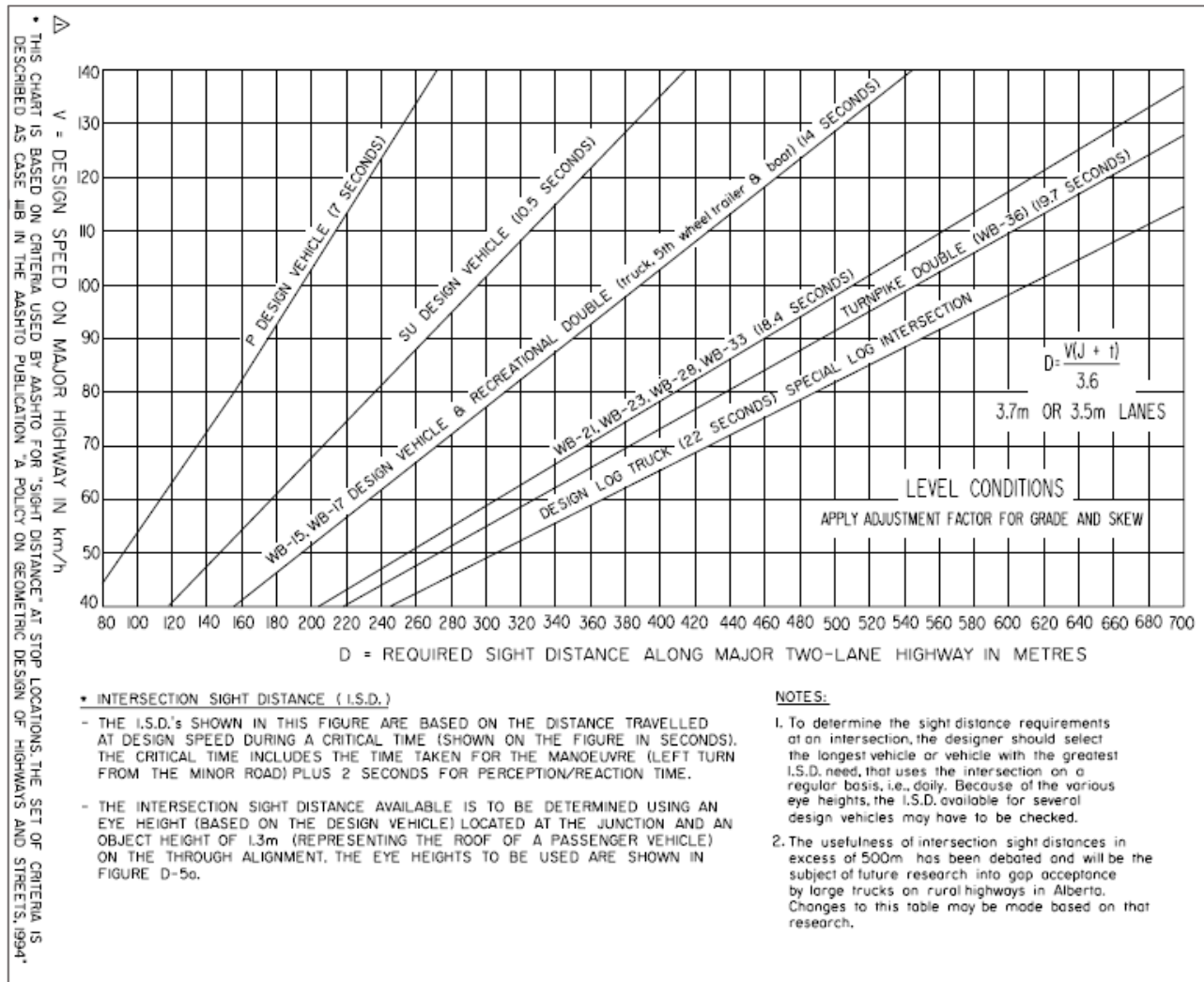


Figure 7: Alberta Transportation Sight Distance for Left Turn (Figure D-4.2.2., HGDG)

Table 6 summarizes the minimum sight distance required along a main highway at 100 km/h for the various design vehicles. The study intersection was found to have sufficient sightlines for the various design vehicles.

Table 6: Minimum Sight Distances for Left Turn onto Highway at 100 km/h (Source: Figure D-4.2.2.2, HGDG)

Design Vehicle	Seconds	Required Sight Distance along major two-lane highway in meters
P	7	195
SU	10.5	295
WB-15, WB -17 and Recreational Double	14	395

5. Site Circulation

The development has a single access point located off Lily Lake Road. Prairie Gardens features a main parking lot with internal circulation designed to accommodate traffic within the site. During peak season, a volume-based traffic attendant is on hand to ensure smooth ingress and prevent queuing or delays on Lily Lake Road. The current site circulation is illustrated in *Figure 8*.

In addition to the main lot, Prairie Gardens has two supplementary parking areas to meet the development's parking requirements. One lot, located to the south of the access point, is dedicated to school bus/group transit traffic, while the overflow lot to the north is used to manage increased traffic during peak season.

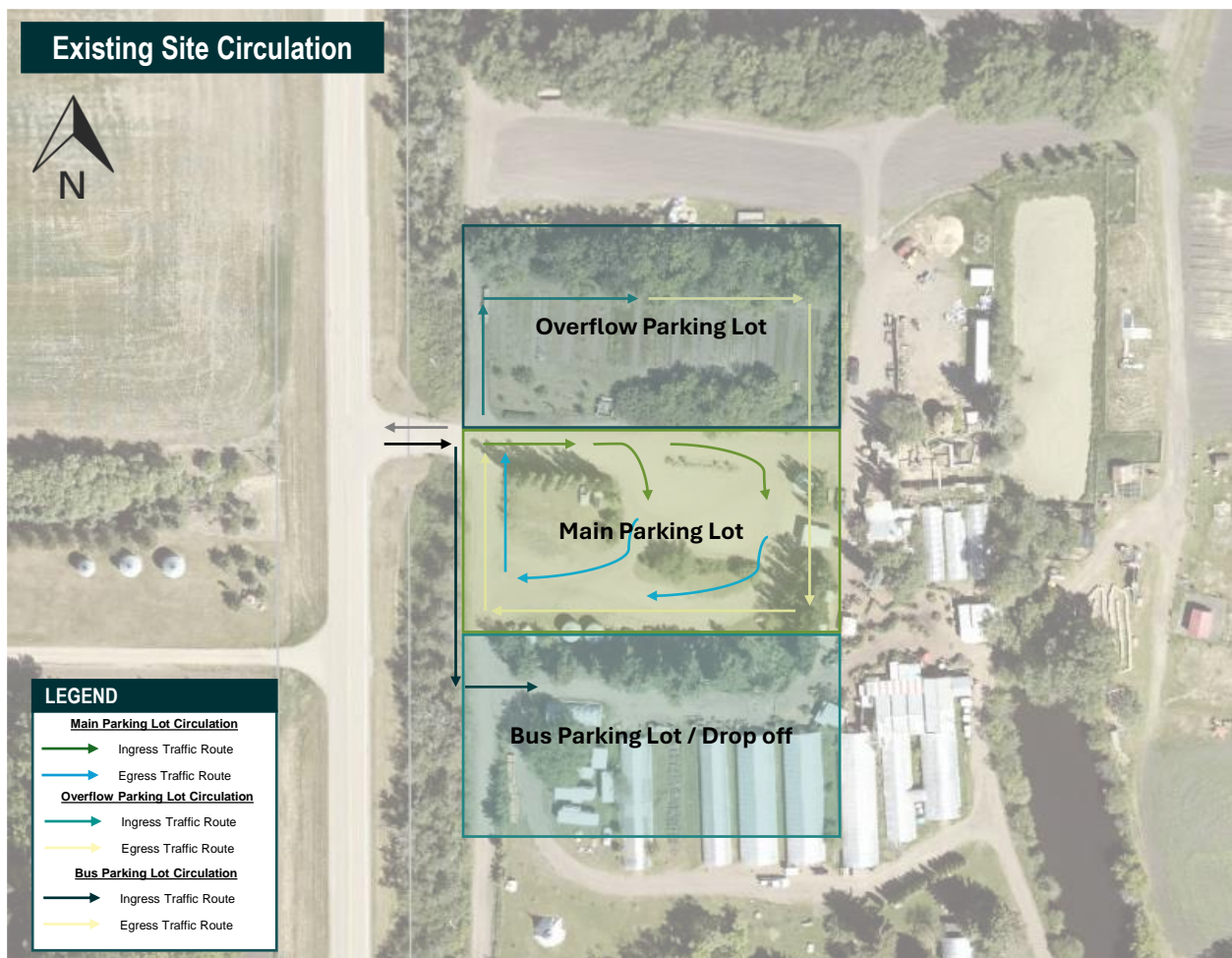


Figure 8: Existing Site Circulation

A review of the existing ingress and egress patterns has been conducted to develop a recommended circulation plan aimed at improving traffic flow. Based on this review, the following key recommendations were made to enhance site circulation (see **Figure 9**):

- » **Prioritize Ingress Traffic:** Ensure ingress is the priority over egress, and any queuing occurs within the site, rather than along Lily Lake Road.
- » **Minimize Cross-Traffic:** Implement a one-way traffic loop to reduce conflicts between ingress and egress traffic.
- » **Maintain a Volume Based Traffic Attendant:** Ensure a traffic attendant is present during peak season to manage traffic flow effectively.
- » **Designate Drop-Off and Bus Parking Areas:** Allocate specific areas for drop-offs and bus parking to accommodate the large volume of bus traffic.

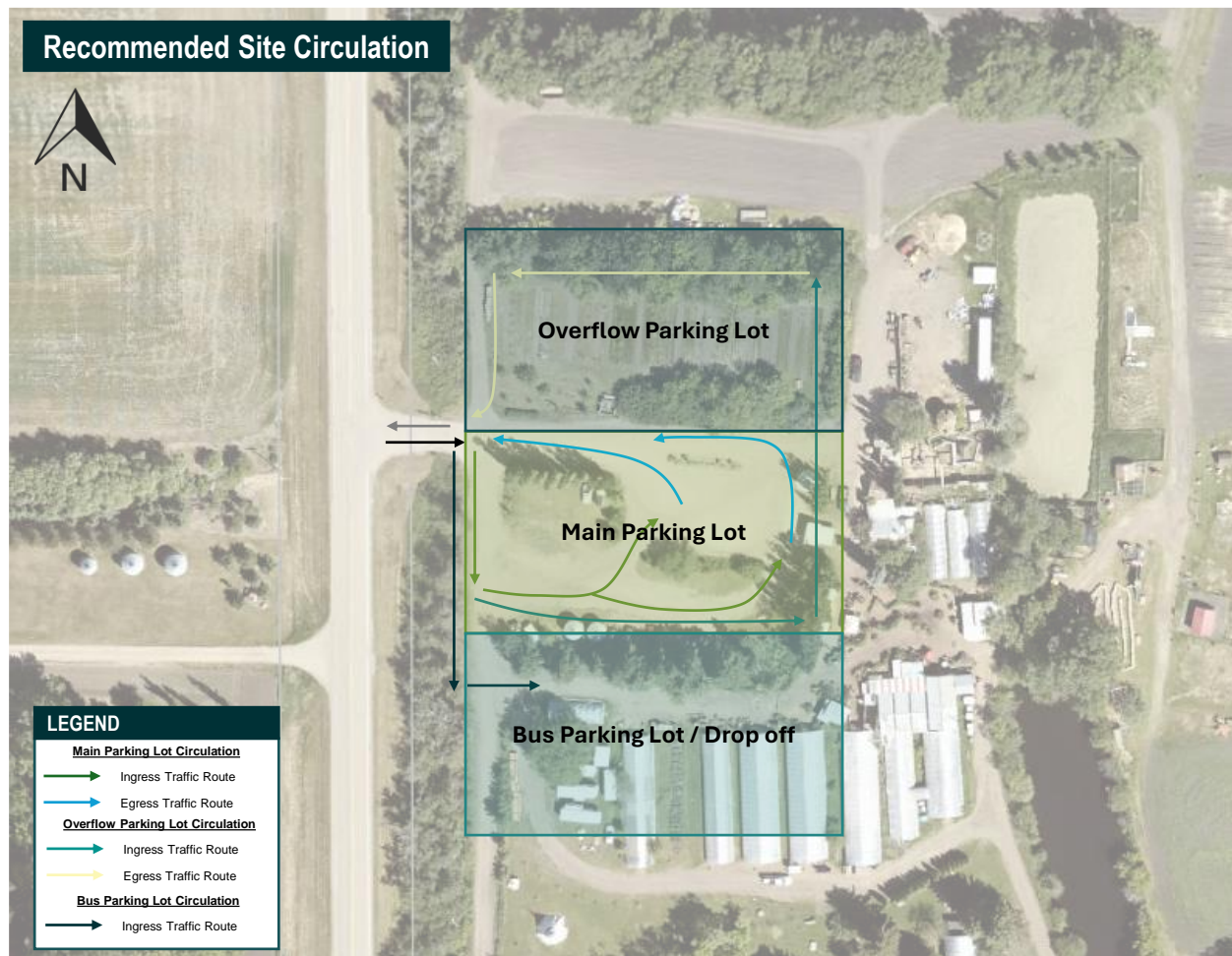


Figure 9: Recommended Site Circulation

5.1. PARKING REQUIREMENTS

Sturgeon County's Land Use Bylaw No. 1385-17 (LUB) includes several provisions for parking and loading regulations. Key provisions relating to Prairie Gardens were reviewed and [Table 7](#) summarizes the minimum parking requirements. On-site parking and loading should also be designed and constructed to the regulations and standards outlined in the following sections of the LUB.

1. Part 9.2: On-site Parking Facilities
2. Part 9.4: Parking Stall Requirements
3. Part 9.5: Accessible Parking Stalls
4. Part 9.6: On-Site loading Requirements

Table 7: Parking Requirements

Bylaw	Bylaw Requirement	Prairie Garden Requirements
Part 9.2: On-Site Parking Facilities	<p>(2) All on-site parking facilities shall be so constructed that:</p> <p>(2)(a) Every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards and:</p> <p>(2)(b) Each parking area shall be so graded and drained as to dispose of all stormwater runoff. In no case shall drainage cross a parcel boundary unless otherwise approved by the Development Authority</p> <p>(4) On-site parking facilities shall have adequate lightening for the entire Parking Facility.</p>	Prairie Gardens shall maintain hard surfaced parking lots (gravel) designed according to Sturgeon County's General Municipal Servicing Standards. With drainage designed to dispose of all stormwater and adequate lighting for safe use of the parking lot.
Part 9.4: Parking Stall Requirements	<p>(1) The minimum dimensions of maneuvering aisles and parking stalls shall be in accordance with the following regulations: BASIC STALL (90°): 6.1m x 2.7m</p> <p>(2) For the purposes of ensuring adequate parking supply, the parking requirements listed in Table 9.2 shall apply to both on-site and off-site parking facilities</p> <p>Diversified Agriculture: 2 per 100 m² of gross floor area of public buildings and 0.5 per 100 m² of outdoor areas open to the public.</p>	Parking stalls should be designed to the LUB requirements – refer to the "Minimum Parking Standards and Minimum On-Site Parking Stall Requirements"
Part 9.5: Accessible Parking Stall	<p>Accessible Parking stalls shall,</p> <p>(1)(b) be included, by the Development Authority, in the calculation of the applicable minimum parking stall requirements</p>	Accessible Parking stalls should be designed to the LUB requirements

Prairie Gardens would best be classified as a diversified Agricultural commercial development within the LUB; therefore, the minimum number of parking stalls should be designed according to the specifications listed within [Table 9.2](#) and summarized in [Table 7](#).

The Prairie Gardens development permit provided in [Appendix B](#), indicates that the proposed development existing parking stalls (480 parking stalls) is sufficient for the development.



6. Variable Speed and Alternate Solutions

Understanding that the right turn warrant is only met for a short time period of the year, other solutions were explored to evaluate whether alternative measures could be taken to ensure long-term safe and fluid traffic operations at the site access.



Permanent Speed Reduction: Reduce Speed along corridor in the vicinity of the site access from 100km/h to 80km/h using typical speed limit signage (RB 1/RB 5).

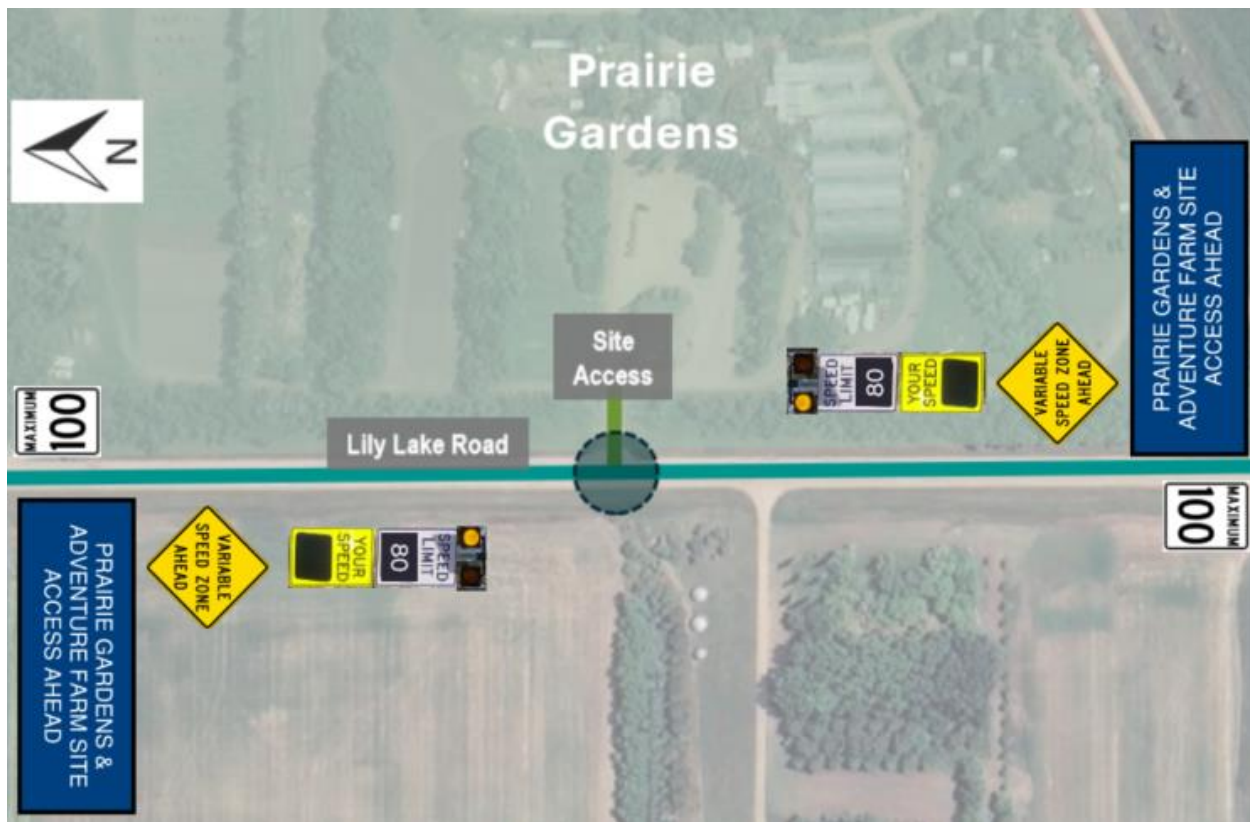
This measure was taken previously for this corridor with limited success. While theoretically a reduction in speed allows drivers more perception-reaction time to minimize near misses and potential conflicts the speed reduction was poorly obeyed by traffic along Lily Lake Road. This is common for speed reductions where visible congestion is not observed or where physical features are not in place to force drivers to slow down (ie narrower lanes, curb extensions, speed bumps/tables, etc.). Since this roadway is designed as a free-flowing high-speed corridor it is not recommended that significant intervention via physical features is an appropriate solution to force drivers to slow down. In addition, given the inconsistent trip generation at the site it is unlikely that visible congestion will be observed other than peak hours a couple weeks a year, leaving drivers vulnerable for the remaining operational months of the year. **This measure alone, is not considered adequate given the historical understanding of the site and existing cross-section constructed.**

Enhanced Awareness Signage & Variable Speed Limit Signage: Introduce Development Signage, Speed Reduction Ahead Signage and Variable Speed Limit Signs (VSLS)

As a means of increasing awareness and encouraging traffic to slow down for the “peak” periods of operation, variable speed limits could be introduced to the corridor. This approach combines several features to increase the likelihood of vehicles slowing down and also provides information on why it's important to slow down for this segment of roadway. This signage would be installed in both directions approaching the site access for a limited time period. This time period should correlate to the time frame where higher volumes are anticipated which should be determined in discussion between Prairie Gardens and Sturgeon County. It is suggested the reduced speed be programmed only for operating hours of the facility (ie. 8am-6pm) and during the high volume season (ie. September 1 – October 31). The figure below shows the suggested signage. This signage plan is similar to that off a school zone speed reduction with additional awareness signage. A detailed sign plan to show the exact location and spacing of the signage can be provided if this option is selected. In general, a spacing of 150m between the variable speed zone ahead and variable speed limit sign is recommended and the variable speed limit sign should be 150-200m before the site access.

Table 8: Option 2 Signage Description

PRAIRIE GARDENS & ADVENTURE FARM SITE ACCESS AHEAD	Custom Sign indicating development ahead.		Variable Speed Limit Sign (VSL) along with speed indicator sign (also known as SpeedCheck or Radar Speed Sign). Flashing Beacons also recommended to enhance visibility.
	Warning Sign (WA) indicating variable speed ahead. Optional: flashing beacons to enhance visibility.		



Note: Sign locations are not to scale. Variable Speed Limit Sign should be 150-200m from the Site Access resulting in a 300-400m speed limit reduction zone.

Figure 10: Proposed Option 2 Signage Plan

7. Evaluation of Options

To determine the efficacy of each option, high-level evaluation criteria was developed to aide in the decision-making process. The scoring descriptions are defined below.

- » 1 – Little to No Benefit
- » 2 – Moderate Benefit
- » 3 – Significant Benefit

Option 1: Northbound Right Turn Bay		
Criteria	Score	Notes
Safety Benefit to Northbound Rear-end collisions	3	Removing right turning vehicles to a dedicated right turn will effectively eliminate rear end conflicts in the northbound direction. While vehicles may still slow down before reaching the turn bay, significantly slower travelling vehicles, especially as it pertains to School Buses will be significantly better protected.
Safety Benefit to the Westbound Left turn (WBL) out of the development	1.5	Some benefit would be observed for WBL traffic as sightlines would be improved as right turning traffic would no longer be an obstruction. Vehicles travelling northbound would be less likely to weave around slow moving vehicles resulting in more predictable traffic behaviour. No benefit to for the southbound thru conflict point is expected to be observed
Safety Benefit to the Southbound Left Turn (SBL) into the development	1	Little to no benefit is anticipated to be provided to this movement since there is little to no change in traffic operations for the conflicting movements. It is noted that this movement has relatively low traffic volumes and is considered a minor conflict.
Likelihood of Obedience	High	As a change in behaviour is not required for thru traffic, there should not be a concern for compliance to roadway signage and pavement markings.
Cost	~\$150-200k	Order of magnitude cost only. Further design efforts required to determine exact cost estimate.
Option 2: Enhanced Awareness Signage & Variable Speed Limit Signage		
Criteria	Score	Notes
Safety Benefit to Northbound Rear-end collisions	2	Enhances awareness of the upcoming development site access along with the reduced speed will increase driver awareness and expectation for slower moving vehicles.
Safety Benefit to the Westbound Left turn (WBL) out of the development	1.5	With both the northbound and southbound speeds reduced to 80km/h along with the enhanced awareness of turning movements additional perception-reaction time will be provided to vehicles leaving the development. Slow moving traffic from the northbound right turn movements may still block sightlines and unsafe passing may still occur.
Safety Benefit to the Southbound Left Turn (SBL) into the development	1.5	With both the northbound and southbound speeds reduced to 80km/h along with the enhanced awareness of turning movements additional perception-reaction time will be provided to vehicles entering the development as well as vehicles approaching the turning vehicle in the southbound direction.
Likelihood of Obedience	Moderate	While typical speed signage was not obeyed in previous efforts, the enhanced awareness signage, flashing beacons and LED signage should encourage better compliance of the speed limit reduction.
Cost	< \$50k	Order of magnitude cost only. Further design efforts required to determine exact cost estimate.



8. Conclusions / Recommendations

This transportation assessment examined traffic-related impacts associated with Prairie Gardens located at 56311 Lily Lake Road, Bon Accord AB. The following summarizes the conclusions and recommendations from this review:

- The development-related traffic is shown to have **minimal impacts to the level of service** for Lily Lake Road and the Prairie Gardens Site Access. Little to no queuing or delays to Lily Lake Road occurs due to traffic operations at the intersection.
- Sightline improvements at the study intersection are not deemed to be required. Ongoing monitoring of the study intersection is recommended to ensure that sightlines are maintained.
- The existing site circulation and parking for the site is shown to be moderately efficient when properly managed with a parking attendant, however in peak times there is still some confusion and conflicting movements being observed. Therefore, a new site circulation plan is proposed to help manage congestion that uses existing infrastructure but alters the flow of traffic to avoid traffic turning against the major flow of vehicles. Over the season, this plan can be amended based on what is working best to minimize delays as long as no impacts to the public roadway are being observed.
- Per the County's GMSS accesses should be placed directly opposite to an existing roadway access or a minimum of 90m from another roadway or access. **This requirement is not met as the nearby resident access on the west side of the roadway is only 55m from centerline to centerline.**

Lily Lake Improvement Recommendations:

- The construction of **Option 1** (northbound right turn lane) is anticipated to have a **slightly better safety impact** than Option 2 as the turn bay benefits the most dominant traffic movement (rear end collisions or unsafe passing in the northbound direction). This option does not significantly improve other safety concerns at the intersection. This option has a significantly higher cost than Option 2.
- The construction of **Option 2** (enhanced awareness signage and speed limit reduction) has a **moderate benefit to all safety concerns** at the intersection. Slower speeds allow for more time for drivers to make safe decisions as well as allowing for a better ability to accelerate to operating speeds along Lily Lake Road, however obedience to the speed limit reduction can not be guaranteed and it may take a longer period of time for drivers to change their behaviour and adhere to the variable speed limit. This option has a relatively low cost in comparison to Option 1.
- It is noted that a combination of both options is also a possibility if one or the other is implemented, and safety concerns are still reported or observed.



Contact

Jarrett Zilinski, P.Eng.

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Appeals:

Appeal File Number: 023-STU-020

Appellants: Tammy Andersen

Development Permit Number: 305305-23-D0214

Legal Land Description: Plan 2986KS; Lot A; SW 20-56-23-W4, 56311
Lily Lake Road

Appeal File Number: 023-STU-021

Appellants: Tammy & Terrance Andersen

Development Permit Number: 305305-23-D0215

Legal Land Description: SW 29-56-23-W4, 23414 TWP 564

Appeal File Number: 023-STU-023

Appellant: Tammy Andersen

Development Permit Number: 305305-23-D0216

Legal Land Description Plan 2986KS; Lot A; SW 20-56-23-W4, 56311 Lily
Lake Road

Appeal File Number: 023-STU-024

Appellants: Tammy & Terrance Andersen

Development Permit Number: 305305-23-D0212

Legal Land Description SW 29-56-23-W4, 23414 TWP 564

Appeal Against:

Development Authority of Sturgeon County

Date and Location of Hearing: October 11, 2023

Council Chambers and Through Electronic Communications

Date of Decision:

October 26, 2023

SDAB Members:

Lee Danchuk (Presiding Officer), Mark Garrett, and Amanda
Papadopoulos

NOTICE OF DECISION

IN THE MATTER OF appeals against the Development Authority's conditional approval of
development permits 305305-23-D0214, 305305-23-D0215, 305305-23-D0216, and 305305-23-
D0212:

- [1] This is the decision of the Sturgeon County Subdivision and Development Appeal Board (the “SDAB” or “Board”) on appeals filed with the SDAB pursuant to sections 685 and 686 of the *Municipal Government Act*, RSA 2000, c M-26 (the “MGA” or “Act”).
- [2] In making this decision, the Board reviewed all the evidence presented and considered provisions of the *Municipal Government Act*, Sturgeon County’s Land Use Bylaw 1385/17, and Sturgeon County’s Municipal Development Plan (MDP), and any amendments thereto.
- [3] The following documents were received prior to the hearing and for part of the record:
1. The Notices of Appeal
 2. The development permit applications with attachments
 3. The Development Authority’s written decisions
 4. Planning & Development Services Report
 5. The Appellant’s written submissions
 6. Written submissions from adjacent landowners and other affected persons

PROCEDURAL & PRELIMINARY MATTERS

- [4] There were no objections to the proposed hearing process as outlined by the Presiding Officer and no adjournment requests.
- [5] There were no objections to the composition of the Board hearing the appeal.
- [6] The Board was advised that Appeal File Numbers 023-STU-023 and 023-STU-024 were filed past the legislated deadline. The Board agreed to listen to the merits of these appeals and reserved its decision regarding the Board’s jurisdiction to hear these appeals. The Board’s decision regarding this preliminary matter is outlined later in this written decision.
- [7] The Board decided to hear the four appeals concurrently as the issues are inextricably linked.

ISSUES

- [8] The Appellants raised the following issues:
1. The requirement for hard surface parking for the two temporary development permits would result in loss and permanent damage to good quality farmland where appropriate mitigation measures could be employed.
 - Condition 7 of Development Permit 305305-23-D0212 states “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County’s General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances”.

- Condition 7 of Development Permit 305305-23-D0216 states “Parking for customers and employees shall be provided for onsite in accordance with the approved parking plan. The parking area shall be hard surfaced as per Sturgeon County’s General Municipal Servicing Standards (GMSS). At no time shall parking be permitted on a public road and/or road allowances”.
2. The caps on vehicle visits are not informed by generally accepted planning or engineering principles, are inflexible, and would require the Appellants to undertake infrastructure improvements that would be unreasonably costly to a small business.
- Condition 2 of Development Permit 305305-23-D0214 states “The approval limits the daily operation to a cumulative maximum of 100 vehicle trips per day (50 vehicles in and out) for all activities on the property”.
 - Condition 2 of Development Permit 305305-23-D2015 states “The approval limits the daily operation to a cumulative maximum of 50 vehicle trips per day (25 vehicles in and out) for all activities on the property”.
 - Condition 4 of Development Permit 305305-23-D0216 states “The approval limits the daily operation to a cumulative maximum of 200 vehicle trips per day (100 vehicles in and out) for all activities on the property”.
 - Condition 5 of Development Permit 305305-23-D2012 states “The approval limits the daily operation to a cumulative maximum of 400 vehicle trips per day (200 vehicles in and out) for all activities on the property”.
3. The specific dates listed are an inflexible duplication already noted within the Traffic Accommodation Strategy which is under revision.
- Condition 2 of Development Permit 305305-23-D0216 limits the approval to specific dates.
 - Condition 3 of Development Permit 305305-23-D0212 limits the approval to specific dates.

RECOMMENDATION OF THE DEVELOPMENT AUTHORITY

Preliminary Matter – Late Filing of Appeals 023-STU-023 and 023-STU-024

- [9] With respect to the preliminary matter, Mr. Tyler McNab, representative of the Development Authority, requested that the Board determine that it does not have jurisdiction to hear Appeal File Numbers 023-STU-023 and 023-STU-024 as they were filed late in contravention of section 686(1)(a)(i)(A) of the *Municipal Government Act*.

- [10] Mr. McNab further clarified that there was an error made on the Development Authority decision for Appeal File Number 023-STU-021. The Notice of Decision should state August 23, 2023 instead of August 18, 2023 and therefore the notice of appeal for this development permit was filed in time.

Issue 1 – Requirement for Hard Surface Parking

- [11] With respect to the requirement for hard surface parking, Mr. McNab submitted that Section 9.2 of the Land Use Bylaw requires hard surfacing as per the General Municipal Servicing Standards for all parking areas for development:

9.2 All on-site parking facilities shall be so constructed that:

- a) every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards.*

- [12] For development permits 305305-23-D0215 and 305305-23-D0214, the Development Authority supports the requirement as approved for parking to be hard surfaced as per the Land Use Bylaw as these diversified agriculture uses are permanent uses. Both permits have approved parking plans that meet the requirements of section 9.2 of the Land Use Bylaw and the proposed location for parking is already hard surfaced to the Development Authority's satisfaction.

- [13] Development permits 305305-23-D0212 and 305305-23-D0216 are proposed to be temporary uses, only for the time period ending October 30, 2023. The land is classified as Class 2 Farmland, and pursuant to Policy C.3(d) of the Sturgeon County Municipal Development Plan, the Development Authority should support the agricultural industry or its associated operations.

Sturgeon County will support the long-term outcome of the Neighbourhood by requiring that proposed non-Primary industry development on lands identified with Class 1 or Class 2 soil designations (as identified by the Canadian Land Inventory: Land Capability for Agriculture) support the agricultural industry or its associated operations.

- [14] The Development Authority does not have the variance authority under Section 2.4 of the Land Use Bylaw to grant this request. As such, hard surfacing was made a condition of the temporary development permits.

- [15] The Development Authority does not consider parking on grass/cropland to be high risk during the proposed temporary uses proposed; therefore, if the Board finds that it has jurisdiction to hear these appeals, the Board should consider varying the hard surfacing requirements of section 9.2(a) of the Land Use Bylaw.

Issue 2 – Regulation of Traffic Volume to the Sites

- [16] With respect to the regulation of traffic volume to the sites, Mr. McNab submitted that parcel access and safety are major concerns resulting in the issuance of a Stop Order and a past SDAB appeal. The Development Authority has received complaints of Prairie Gardens customers parking on arterial roadways and accessing the site as pedestrians, as well as congestion issues impacting the overall safety of the public. Administration has been working with the Appellants to finalize development permits for the operation that meet the requirements of the Land Use Bylaw and General Municipal Servicing Standards.
- [17] As part of these requirements and subsequent discussions between the Appellants and County Administration, a Traffic Impact Brief was supplied to the County by a qualified professional with final submission on September 9, 2023. The Traffic Impact Brief was not fully accepted by Sturgeon County Engineering Services; however, the recommendations of the Traffic Impact Brief were taken into consideration of the development permits as part of ensuring access safety is maintained.
- [18] Development permit applications 305305-23-D0212 and 305305-23-D0216 included a Traffic Accommodation Plan submitted August 17, 2023 that proposed several dates that the development traffic volume was expected to exceed the safe construction of the existing access. As such, the above permits were temporarily approved strictly for the dates applied for and expiring on October 30, 2023.
- [19] The Appellant has upgraded the intersections at both the north and south sites to the full Type I intersection standards.
- [20] In the subject development permits approved on August 23, 2023, the Development Authority, on the advice of the County's Engineering Services, reviewed and approved the permits in accordance with the Highway Geometric Design Guide, General Municipal Servicing Standards, in consideration of a Traffic Accommodation Plan that treats the development traffic as a temporary hazard and temporarily allows the development to exceed safe design access.
- [21] In September 2023, the Appellant submitted an updated Traffic Accommodation Plan requesting up to 800 vehicles per day (1,600 vehicle trips per day). This request was denied on safety grounds and non-conformance with the Highway Geometric Design Guide, General Municipal Servicing Standards.
- [22] Pursuant to section 9.1 of the Land Use Bylaw and Policy 1.4.9 of the Municipal Development Plan, the Development Authority is required to ensure access to the development meets the General Municipal Servicing Standards C.3.1.1, G.1.4 and G.4.1. This requirement limits access to the sites to 100 vehicle trips per day for the south site and 50 vehicle trips per day to the north site.

Standard C.3.1.1 - The Developer's Engineer shall be responsible for determining an estimated annual average daily traffic (AADT) generated by the development in order to determine the required cross sectional elements and pavement structure. Section G provides a geometric design table and cross sections for the various roadway classifications.

Standard G.1.4 - It is the Developer's responsibility to satisfy, in addition to these requirements, all regulations and conditions required, but not limited to, the most current edition of the following: Alberta Highway Design Guide.

Standard G.4.1 - It is the Developer's responsibility to assess the traffic impacts associated with a proposed land development. This assessment must include a projection of the average annual daily traffic (AADT) over a 20-year design life for the internal subdivision roads as well as any adjacent provincial highways or municipal roadways.

- [23] It is the Development Authority's position that the Board does not have jurisdiction to vary this requirement in consideration of section 687(3) of the *Municipal Government Act* requiring that the Board to comply with statutory plans, including Policy 1.4.9 of the Sturgeon County Municipal Development Plan, which states:

Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards.

- [24] The Development Authority submitted that the Board could require the Appellant to enter into a Development Agreement to the Development Authority's satisfaction to fully engineer and construct as a municipal improvement at the Appellants' own cost the Type II or Type III intersection(s) required to ensure the development meets the GMSS. Otherwise, the conditions of approval limiting the south site to 100 vehicle trips per day, and the north site to 50 vehicle trips per day should be maintained.

Issue 3 – Fixed Dates

- [25] The Development Authority submitted that the use of fixed dates for temporary permits was appropriate.

SUMMARY OF APPELLANTS' POSITION

Issue 1 – Requirement for Hard Surface Parking

- [26] The Appellant, Tam Andersen, submitted that Prairie Gardens was established in 1956 and has been serving Sturgeon County for 67 years. Prairie Gardens is fully permitted as a Diversified Agriculture Operation; however, the conditions of the development permits under appeal add barriers that do not allow the business to remain sustainable.

- [27] The Appellant submitted that permanent hard surfaced parking areas should not be required for seasonal activities. Stripping Alberta #1 topsoil is contrary to the Soil Conservation Act of Alberta, and it will kill the trees along the windbreak. Mitigations such as using pasture, hay, or grassland provide safe auxiliary parking.

Issue 2 – Regulation of Traffic Volume to the Sites

- [28] The Appellant submitted that the Development Authority employed improper methodology in regulating traffic volume to the sites. Rather than regulating the number of vehicles allowed to access the site per day, she submitted that the application of the Average Annual Daily Traffic methodology should consider the seasonality of the business, being busy in the fall and quiet in the winter and spring. Imposing a daily vehicle maximum for a popular agritourism operation, particularly in the fall, is unworkable.
- [29] Further, the Appellant has made efforts to regulate traffic to the site, including selling tickets online, erecting signage, encouraging carpooling, positioning business hours so as not to conflict with peak traffic periods, and cooperating with Sturgeon County with efforts such as reducing the maximum speeds through the area.
- [30] Upgrades to the intersection as required by the Development Authority are estimated in the millions of dollars and would be unreasonably costly to a small business.

Issue 3 – Fixed Dates

- [31] The Appellant expressed concern regarding the inflexibility associated with fixed dates for the temporary development permit approvals.

DECISION AND REASONS FOR DECISION

SDAB File 023-STU-023 (Development Permit 305305-23-D0216) and 023-STU-024 (Development Permit 305305-23-D0212)

- [32] **The Board finds that it does not have jurisdiction to hear these appeals.** Section 686(1)(a)(i)(A) of the *Municipal Government Act* (MGA) states that a development appeal is commenced by filing a notice of appeal, containing reasons, with the Board within 21 days after the date on which the written decision is given under section 642. The written decisions were given on August 23, 2023. Both appeals were received on September 21, 2023, which is more than 21 days after the date on which the written decision was given.
- [33] The Board does not have any authority to extend the timelines set out in section 686(1)(a)(i)(A) of the MGA for any reason. Therefore, as the appeals were filed after the deadline, the Board does not have jurisdiction to hear these appeals.
- [34] Since the Board finds that it does not have jurisdiction to hear these appeals, the Board cannot address the issues raised by the Appellants regarding the requirement for hard-surfaced parking, regulation of traffic volume to the sites, or approval dates with respect to these temporary permits.

SDAB File 023-STU-020 (Development Permit 305305-23-D0214) and SDAB File 023-STU-021 (Development Permit 305305-23-D0215)

- [35] **The Board confirms the decision of the Development Authority to approve Development Permits 305305-23-D0214 and 305305-23-D0215 with the conditions recommended by the Development Authority.**

Issue 1 – Requirement for Hard Surface Parking

- [36] The Board heard from the Development Authority that these sites currently have hard-surfaced parking. The Board referred to section 9.2.2(a) of the Land Use Bylaw, which states that every on-site parking stall provided shall be hard surfaced if the access is from a road or lane which is hard surfaced and parking areas shall be paved or of a gravel mixture in accordance with Sturgeon County's General Municipal Servicing Standards. In consideration of this requirement of the Land Use Bylaw, and considering that this requirement is already being met, the Board confirms this condition of the subject development permits.

Issue 2 – Regulation of Traffic Volume to the Site

- [37] The Appellant submitted that the methodology used by the Development Authority to regulate traffic volume to the site is inflexible, excessive, and does not appropriately consider the seasonal nature of the business. The Board heard from the Appellant that she submitted a Traffic Impact Brief and that the intersection of Lily Lake Road and the business has been upgraded to a full Type I standard, but that the cost to upgrade the intersection to a Type II intersection is infeasible for a small business. The Board finds that the cost related to the upgrading of the intersection is not a proper planning consideration and therefore the Board placed no weight on this argument.
- [38] The Board received submissions from the Appellant's daughter, adjacent landowners, and employees of Prairie Gardens indicating support for the continuation of the business based on the importance of agricultural diversification, the personal qualities of the business owners, and the positive economic impact of the business in the community. The Board finds that these are not relevant planning considerations and therefore placed no weight on these submissions.
- [39] The Board heard from the Development Authority that the regulation of traffic to the sites is to ensure the safety of motorists and pedestrians. The Board received one submission in opposition to the appeals, citing ongoing safety concerns and continued non-compliance with County regulations.
- [40] The Development Authority submitted *Figure D7.4 Traffic Volume Warrant Chart for At-Grade Intersection Treatment on Two-Lane Rural Highways (Design Speeds 100, 110, 120 km/h)* of the Alberta Infrastructure Highway Geometric Design Guide. The Appellant submitted that the County's Engineer misinterpreted these requirements, resulting in stricter traffic volume requirements than necessary. However, the Board agreed with the Development Authority's interpretation of the requirements.

- [41] Section 687(3)(a.2) of the *Municipal Government Act* provides that, in determining an appeal, the Board must comply with any applicable statutory plans. The MDP is a statutory plan. The Board finds that it does not have jurisdiction to vary the requirements of Sturgeon County's General Municipal Servicing Standards, including Standards C.3.1.1, G.1.4, and G.4.1 as Policy 1.4.9 of the MDP requires that subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. The Board notes that Policy 1.4.9 of the MDP is set out in mandatory language, in that it uses the words "shall ensure". The Board is therefore required to comply with this policy and does not have jurisdiction to vary the requirements of the GMSS.

Issue 3 – Fixed Dates

- [42] Since the Board determined that it does not have jurisdiction to deal with the temporary permits as they were filed late, the Board cannot address the issue of the inflexibility of the fixed dates for the temporary approvals.
- [43] For all of these reasons, the Board finds that it does not have jurisdiction to hear Appeal File Numbers 023-STU-023 and 023-STU-024, and confirms the decision of the Development Authority to approve Development Permits 305305-23-D0214 and 305305-23-D0215 with the conditions recommended by the Development Authority.

Dated at the Town of Morinville, in the Province of Alberta, this 26th day of October, 2023.

Severed in line with s.20 of ATIA

Lee Danchuk, Presiding Officer

Pursuant to Section 688(1)(a) of the Municipal Government Act (MGA), an appeal of a decision of the Subdivision and Development Appeal Board lies with the Alberta Court of Appeal on a matter of law or jurisdiction. In accordance with Section 688(2)(a), if a decision is being considered, an application for permission to appeal must be filed and served within 30 days after the issuance of the decision and, notice of the application for permission must be provided to the Subdivision and Development Appeal Board and in accordance with Section 688(2)(b), any other persons that the judge directs.

APPENDIX "A"
List of Submissions

- The Notices of Appeal
- Copies of the development permit applications with attachments
- The Development Officer's written decisions
- Planning & Development Services Report
- Appellant's written submission
- Appellant's presentations
- Adjacent Landowner / Other Affected person written submissions

- (b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing
 - (a) to the appellant,
 - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
 - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
 - (a) the application for the development permit, the decision and the notice of appeal, or
 - (b) the order under section 645.
- (4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

RSA 2000 cM-26 s686;2016 c24 s128;2017 c13 s1(65);
2018 c11 s13;2020 c39 s10(51)

Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

- (a) the appellant or any person acting on behalf of the appellant,
- (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,

- (c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- (d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

- (a) repealed 2020 c39 s10(52);
- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

RSA 2000 cM-26 s687;2009 cA-26.8 s83;2015 c8 s74;
2017 c21 s28;2018 c11 s13;2020 c39 s10(52)

Court of Appeal

Law, jurisdiction appeals

688(1) An appeal lies to the Court of Appeal on a question of law or jurisdiction with respect to

- (a) a decision of the subdivision and development appeal board, and
- (b) a decision made by the Land and Property Rights Tribunal
 - (i) under section 619 respecting whether a proposed statutory plan or land use bylaw amendment is consistent with a licence, permit, approval or other authorization granted under that section,
 - (ii) under section 648.1 respecting the imposition of an off-site levy or the amount of the levy,
 - (iii) under section 678(2)(a) respecting a decision of a subdivision authority,
 - (iii.1) under section 685(2.1)(a) respecting a decision of a development authority, or
 - (iv) under section 690 respecting an intermunicipal dispute.

(2) An application for permission to appeal must be filed and served within 30 days after the issue of the decision sought to be appealed, and notice of the application for permission to appeal must be given to

- (a) the Land and Property Rights Tribunal or the subdivision and development appeal board, as the case may be, and



RG 1.3 ENACTING RESPONSIBLE SUBDIVISION AND DEVELOPMENT PRACTICES

Through the establishment of policies and procedures, that give due regard to federal, provincial and municipal requirements to facilitate orderly development.

1.3.1 Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA).

1.3.2 Shall apply the requirements outlined within the relevant Province of Alberta regulation related to Subdivision and Development.

1.3.3 Shall apply the requirements outlined within the Province of Alberta's Water Act.

1.3.4 Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Growth Management Strategy in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

1.3.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall minimize risk to the public's health and safety.

1.3.6 Shall ensure that new development be sited with consideration of the Federal Government development restrictions related to both the Canadian Forces Base Edmonton and Villeneuve Airport Approach Path.

1.3.7 Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the Growth Management Strategy and the Municipal Development Plan.

1.3.8 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the Growth Management Strategy. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.

1.3.9 Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

1.3.10 Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

Soils

4.3.12 Shall ensure the long-term sustainability and function of agricultural land base by protecting and recognizing rural lands as the County's primary economic activity.

4.3.13 Shall maintain the geographic continuity of the agricultural land base and enhance the functional economic connections to the agri-food network.

4.3.14 Shall protect high quality soils for long-term use for agriculture in accordance with approved Provincial policies.

4.3.15 Shall promote all types, sizes, and intensities of agricultural uses, activities in accordance with provincial standards and the County's Land Use Bylaw.

Aquatic Resources

4.3.16 Should facilitate implementation of the Sturgeon River Watershed Management Plan (2020) as endorsed by Sturgeon County Council in collaboration with regional stakeholders and provincial authorities.

4.3.17 Shall seek to improve the overall health of the Sturgeon sub-watershed by discouraging the filling and alteration of existing wetlands and by encouraging the restoration of drained natural wetlands.

4.3.18 Should ensure adequate protection of the aquatic environment, while minimizing the limitation on development (where possible), by prescribing appropriate setbacks.

4.3.19 Shall maintain established vegetation on steep slopes and watercourse banks to minimize erosion and subsidence.

4.3.20 Shall protect significant Aquatic Resources by ensuring that proposed developments do not: (i) reduce water quality or impede the flow of water (ii) lead to soil erosion or shoreline damage (iii) adversely affect the natural amenity

(iv) adversely affect recreational potential (v) restrict access to the water unless safety factors dictate otherwise (vi) adversely impact the visual quality of the natural amenity (vii) adversely affect fish and wildlife habitat (viii) result in excessive removal of tree cover and other vegetation.

4.3.21 Shall require that developments in all new or redeveloping areas abutting any of the major County Aquatic Resources provide a separation of development from the river valley, ravine or aquatic transitional zone identified by a qualified professional.

Regionally Significant Natural Areas

4.3.22 Shall work with the Province and stakeholders regarding conservation and recreation opportunities for residents across the County. The development, implementation and enforcement of an Access Management Plan for the Provincially Significant Natural Areas will be completed in consultation with Sturgeon County residents and stakeholders.

APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

No submissions were received at the
time of publication of the Agenda

APPLICANT'S SUBMISSION

From: [Tam Andersen](#)
To: [Legislative Services](#); Severed in line with s.20 of ATIA
Cc: Severed in line with s.20 of ATIA; [Paul Smith](#)
Subject: Fwd: Prairie Gardens - Non-statutory Public Hearing August 26th
Date: September 16, 2025 7:48:32 AM
Attachments: [Prarie Gardens Letters Of Support.pdf](#)
[Letters of Support Public Hearing 1419.pdf](#)

Hi Melody, Please add this package of support letters, as they pertain to the Variable Speed Limit, as approved by Council, to the Subdivision Appeal Board 012-STU-010; 025-STU-011

Please Note: Ivan Siemens is an appellant in this hearing, so this is relevant to the board.

Thank you, Tam Andersen

----- Forwarded message -----

From: **Paul Smith** Severed in line with s.20 of ATIA>
Date: Tue, 16 Sept 2025 at 07:25
Subject: Fwd: Prairie Gardens - Non-statutory Public Hearing August 26th
To: Tam Andersen Severed in line with s.20 of ATIA>

Begin forwarded message:

From: Paul Smith Severed in line with s.20 of ATIA>
Subject: Re: Prairie Gardens - Non-statutory Public Hearing August 26th
Date: August 15, 2025 at 5:25:59 PM MDT
To: Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc: Tam Andersen Severed in line with s.20 of ATIA Tyler McNab
<tmcnab@sturgeoncounty.ca>, Milad Asdaghi
<masdaghi@sturgeoncounty.ca>

Hi Melodie,

Thank you very much!

I am forwarding the 58 letters of support that Tam and her team have collected over the past weeks. I assume that these need to be submitted through legislative

services.

Are you available Monday after 11:00am for a call or teams meeting?

Thanks very much,
Paul Smith

On Aug 13, 2025, at 11:25 AM, Legislative Services
<legislativeservices@sturgeoncounty.ca> wrote:

Good morning, Tam (and Paul)!

Please give me a call at your convenience to discuss the non-statutory public hearing process. I will do my very best to provide the answers you seek.

Please call 780-939-1377.

Thank you, and best regards,

Melodie Steele, BPR

Legislative Advisor

780-939-1377

msteele@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9

<image001.jpg>

<image004.png>

From: Milad Asdaghi <masdaghi@sturgeoncounty.ca>

Sent: August 12, 2025 1:11 PM

To: Legislative Services <legislativeservices@sturgeoncounty.ca>

Cc: tam **Severed in line with s.20 of ATIA**; Paul Smith

Severed in line with s.20 of ATIA; Tyler McNab

<tmcnab@sturgeoncounty.ca>

Subject: Prairie Gardens - Non-statutory Public Hearing August 26th

Hi Becky and team,

I have cc'd representatives of Prairie Gardens on this email. They

have requested further information around the non-statutory public hearing process in terms of the amount of time they have to speak, procedures, and how they can make submissions of letters they have collected in support of the proposed variable speed limit.

Could someone from the Legislative Services team connect and provide the information you asked for?

Thanks

Milad

Milad Asdaghi

General Manager,

Development and Economic Services Division

[Book Time with Milad Asdaghi](#)

p: 780-939-1387

c: 780-994-8287

masdaghi@sturgeoncounty.ca

sturgeoncounty.ca

9613-100 Street, Morinville, AB T8R 1L9

<image005.png>

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply should be deleted or destroyed.

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens, in collaboration with Sturgeon County, recently completed a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study confirmed that our current traffic levels have minimal impact on the roadway, but to strengthen long-term planning for the next 20 year horizon, we're proposing improvements including **seasonal speed reduction signage, enhanced traffic awareness signs, and a revised on-site circulation plan** to better manage visitor flow.

These efforts aim to eliminate the need for seasonal temporary traffic permits while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours. If you support this responsible and proactive approach, we invite you to sign below in support of the initiative.

These improvements are designed not just to serve Prairie Gardens, but to support the safety and peace of mind of all road users, including our neighbours.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County.

If you agree with our approach and would like to support our application, please sign and date below.

We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I would support this proposal.

Name: IVAN SIEMENS

Signature: [REDACTED]

Severed in line with s.20 of ATIA

Address: 56307 LILY LAKE RD

Date: JUNE 18/2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens has been working collaboratively with Sturgeon County to achieve a permanent development permit for the farm agritourism activities. Prairie Gardens recently commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study is now complete, and confirms that our current traffic levels have minimal impact on the roadway most months of the year. In order to strengthen our long-term planning goals for the 20-year horizon, we're proposing improvements including **seasonal variable speed reduction signage, enhanced traffic awareness signs, and a revised on-site circulation plan** to better manage visitor flow during peak periods of visitor activity.

These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours.

If you would be able to support this responsible and proactive approach, we invite you to sign below in support of the initiative. These improvements are designed not just to serve Prairie Gardens, but to support the safety and peace of mind of all road users, including our neighbours.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Lauraine Allison / John Allison

Signature: _____

Severed in line with s.20 of ATIA

Address: 56312 Lily Lake Road, Sturgeon County

Date: June 19, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens has been working collaboratively with Sturgeon County to achieve a permanent development permit for the farm agritourism activities. Prairie Gardens recently commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study is now complete, and confirms that our current traffic levels have minimal impact on the roadway most months of the year. In order to strengthen our long-term planning goals for the 20-year horizon, we're proposing improvements including **seasonal variable speed reduction signage**, **enhanced traffic awareness signs**, and a **revised on-site circulation plan** to better manage visitor flow during peak periods of visitor activity.

These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours.

If you would be able to support this responsible and proactive approach, we invite you to sign below in support of the initiative. These improvements are designed not just to serve Prairie Gardens, but to support the safety and peace of mind of all road users, including our neighbours.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: HUGH ALLEN + RITA ALLEN

Signature: Severed in line with s.20 of ATIA

Address: 23415 - Twp Rd 564

Date: 06/19/2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens has been working collaboratively with Sturgeon County to achieve a permanent development permit for the farm agritourism activities. Prairie Gardens recently commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Ridnie Michalczuk

Severed in line with s.20 of ATIA

Signature: [Redacted]

Address: 23510 TWP 564 Sturgeon County

Date: June 19/25

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens has been working collaboratively with Sturgeon County to achieve a permanent development permit for the farm agritourism activities. Prairie Gardens recently commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study is now complete, and confirms that our current traffic levels have minimal impact on the roadway most months of the year. In order to strengthen our long-term planning goals for the 20-year horizon, we're proposing improvements including **seasonal variable speed reduction signage, enhanced traffic awareness signs, and a revised on-site circulation plan** to better manage visitor flow during peak periods of visitor activity.

These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours.

If you would be able to support this responsible and proactive approach, we invite you to sign below in support of the initiative. These improvements are designed not just to serve Prairie Gardens, but to support the safety and peace of mind of all road users, including our neighbours.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Michelle Michalczyk

Signature: Severed in line with s.20 of ATIA

Address: 23510 Twp 564 Sturgeon County T0A0K2

Date: June 19, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Joseph Michalczuk

Severed in line with s.20 of ATIA

Signature: [Redacted]

Address: 23510 twp 564, Sturgeon County

Date: June 19th, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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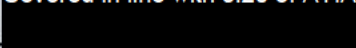
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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: JOE MILLIGAN

Signature: 

Address: 56309 RG RD 234 STURGEON COUNTY

Date: June 19/2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Rita Milligan

Signature: Severed in line with s.20 of ATIA

Address: Box 330 Bon Accord Ab 56.3 - 09 rgerd

Date: June 19/25 STURGEON county 234

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Brad Milligan

Signature: Severed in line with s.20 of ATIA

Address: 56309 RR 234

Date: June 19 / 25

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Cindy Briggs

Signature: Severed in line with s.20 of ATIA

Address: 56329 Range Road 240

Date: June 19, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, Tam and Laurel Andersen – Prairie Gardens

I am in support of Prairie Gardens and this proposal.

Name: NORA NYKIPALO

Signature: Severed in line with s.20 of ATIA

Address: 55439 RR250 Sturgeon County

Date: June 19, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: LORI BILECKI

Severed in line with s.20 of ATIA

Signature: _____

Address: 24103 - Twp Rd 570 Sturgeon County, AB.

Date: June 19, 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

Dear Neighbour,

Prairie Gardens, in collaboration with Sturgeon County, recently completed a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study confirmed that our current traffic levels have minimal impact on the roadway, but to strengthen long-term planning for the next 20 year horizon, we're proposing improvements including **seasonal speed reduction signage, enhanced traffic awareness signs, and a revised on-site circulation plan** to better manage visitor flow.

These efforts aim to eliminate the need for seasonal temporary traffic permits while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours. If you support this responsible and proactive approach, we invite you to sign below in support of the initiative.

These improvements are designed not just to serve Prairie Gardens, but to support the safety and peace of mind of all road users, including our neighbours.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County.

If you agree with our approach and would like to support our application, please sign and date below.

We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I would support this proposal.

Name: Madeleine Gibson

Signature: Severed in line with s.20 of ATIA

Address: 1 Outlook Place

Date: June 18th 2025

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I would support this proposal.

Name: Roxanne Loberg

Signature: Severed in line with s.20 of ATIA

Address: Box 704 4916-49th Ave Bon Accord to Aok

Date: June 18/25

Stakeholder Letter of Support – Prairie Gardens Transportation Review

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Warm regards, *Tam and Laurel Andersen – Prairie Gardens*

I am in support of Prairie Gardens and this proposal.

Name: Pearl Beckett

Severed in line with s.20 of ATIA

Signature: [Redacted]

Address: 50517 Rge RD 241 Sturgeon County TOA-OK2

Date: June 20/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

Prairie Gardens has been working diligently with Sturgeon County Planning Department to achieve a permanent development permit for the farm agritourism activities. As required by Sturgeon County, Prairie Gardens commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

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I am **FOR** this proposal.

Name: Calvin Williams

Signature: Severed in line with s.20 of ATIA

Mailing Address: 57023 Lily Lake Rd

City _____ Postal Code _____

Date: _____

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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I am **FOR** this proposal.

Name: Keith Walters

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 57029 Lily Lake Rd

City Sturgeon County Postal Code TDA0K1

Date: Aug 12/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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I am **FOR** this proposal.

Name: Deardre Walters

Signature: Severed in line with s.20 of ATIA

Mailing Address: 57029 Lily Lake Rd

City Sturgeon County Postal Code T0A0K1

Date: Aug 12/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

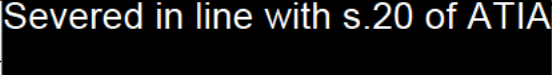
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I am **FOR** this proposal.

Name: DWAYNE SCHMIDT
Severed in line with s.20 of ATIA
Signature: 

Mailing Address: Box 248 57028 LILY LAKE ROAD

City: BON ACCORD Postal Code: T0A 0K0

Date: AUGUST 12 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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I am **FOR** this proposal.

Name: ERNIE Millard & Deborah Millard.

Signature: [Redacted]

Mailing Address: 57422 Range Road 262.

City Sturgeon County Postal Code T0G 1H1

Date: Aug 12/25.

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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I am **FOR** this proposal.

Name:

Ross Cowley

Signature:

Severed in line with s.20 of ATIA

Mailing Address:

57106 Lily Lake Rd.

City

Sturgeon County

Postal Code

T0A 0K1

Date:

12/06/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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I am **FOR** this proposal.

Name: Catherine Cyr

Signature: 

Mailing Address: 57405 Rge Rd 241

City: Sturgeon County Postal Code: T0G 1L2

Date: August 12/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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I am **FOR** this proposal.

Name: Lyan Medwid.

Signature: Severed in line with s.20 of ATIA

Mailing Address: Po Box 358 - 57310 Lily Lk Rd

City Bon Accord AB Sturgeon "AB" Postal Code T0A 0K0

Date: Aug 17/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

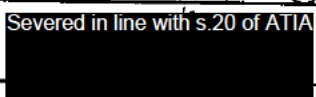
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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Norm Prins

Signature: 

Mailing Address: PO Box 900, Bon Accord 56515
Lily Lake Rd

City sturgeon County Postal Code TOA 0K0

Date: August 12/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

Prairie Gardens has consulted with me, as a stakeholder, and I understand that Prairie Gardens has been working diligently with Sturgeon County Planning Department to achieve a permanent development permit for the farm agritourism activities. As required by Sturgeon County, Prairie Gardens commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Gloria Mounzel

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 57422 - Lily Lake Rd

City: Sturgeon County, AB Postal Code: T0G 1L2

Date: Aug 14, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

Prairie Gardens has consulted with me, as a stakeholder, and I understand that Prairie Gardens has been working diligently with Sturgeon County Planning Department to achieve a permanent development permit for the farm agritourism activities. As required by Sturgeon County, Prairie Gardens commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

The Transportation Study confirms that current traffic levels have minimal impact on the roadway most months of the year. In order to strengthen Prairie Gardens' long-term planning goals for the 20-year horizon, they are proposing improvements including **seasonal variable speed reduction signage, enhanced traffic awareness signs, and a revised on-site circulation plan** to better manage visitor flow during peak periods of visitor activity.

My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name:

Leo Panchyshyn

Signature:

Severed in line with s.20 of ATIA

Mailing Address:

57501 Lily Lake Rd Sturgeon County

City

Legal

Postal Code

T0G1H2

Date:

Aug 14/15

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: DARCY MATERI

Severed in line with s.20 of ATIA

Signature

Mailing Address: Box 443 - 57517 RR235-Lily Lake

City Bow- Accord

Postal Code T0A-0K0

Date: Aug 14/25.

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Roberts Beach

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: PO Box 301 #7, 57515 Sturgeon County

City: Bon Accord Postal Code: T0A 0K0

Date: Aug 14/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Elisabeth Fokkema

Signature: 

Severed in line with s.20 of ATIA

Mailing Address: 5,57517 Lily Lake Rd

City Sturgeon County Postal Code T0G 1L2

Date: August 14, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Philip Folkema
Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 5-5 1517 Lily Lake Rd

City Sturgeon County Postal Code T0G 1L2

Date: Aug 14/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Emily Redekop

Signature: [Redacted]

Mailing Address: 19-57517 Lily Lake Rd

City: Sturgeon County Postal Code: T0G 1G2

Date: August 14th 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

Prairie Gardens has been working diligently with Sturgeon County Planning Department to achieve a permanent development permit for the farm agritourism activities. As required by Sturgeon County, Prairie Gardens commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: LINDA HUTMAN

Signature: Severed in line with s.20 of ATIA

Mailing Address: 47-58121 LILY LAKE RD.

City _____ Postal Code _____

Date: Aug 14 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Richard Leberer

Signature: 

Mailing Address: 1145 Gibbons 57532 L14 LK RD

City Gibson Postal Code T0A-1N0

Date: 2025/08/14

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Gail S Kostiw

Signature: 
Severed in line with s.20 of ATIA

Mailing Address: 23504 TWP Rd 580 Sturgeon County

City Leamington Postal Code 106 1L2

Date: Aug 14 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: _____

Mikayla Kostin

Severed in line with s.20 of ATIA

Signature: _____

Mailing Address: _____

157515 Range Road 240

City: _____

Sturgeon County AB

Postal Code *T0G 1G2*

Date: _____

August 14/2025.

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

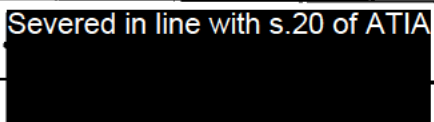
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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Birdie Dunkley

Signature: 
Severed in line with s.20 of ATIA

Mailing Address: 3-58181 Lily Lake Rd

City Sturgeon County AB Postal Code T0G 1L7

Date: Aug 14, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Dana Crossley

Signature: Severed in line with s.20 of ATIA

Mailing Address: Box 43 #5, 58121 Lily Lake Road.

City Nipigon Postal Code T0H 1N0

Date: Aug. 14, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Agnieszka Cebula
Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 18-58121 Lily Lake Rd

City Sturgeon County Postal Code T0G 1L2

Date: 14 August 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the **Prairie Gardens Variable Speed Sign** and the approval of **Prairie Gardens' Development Permit**.

I am a resident of Sturgeon County and am impacted by this proposal.

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I am **FOR** this proposal.

Name: SHERRY & PHIL MENARD
Signature: Severed in line with s.20 of ATIA

Mailing Address: 19 58121 LILY LAKE ROAD S.C.

City: Sturgeon County Postal Code: T0G 1L2

Date: 14 Aug 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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I am **FOR** this proposal.

Name: Don Klein

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 57118 RR 240

City STURGEON COUNTY Postal Code T0A-0K1

Date: AUG 14, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Karl Green

Signature: 
Severed in line with s.20 of ATIA

Mailing Address: 23 Edward Rd

City: Sturgeon County Postal Code: T0G 1L2

Date: Aug 14/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

I am a resident of Sturgeon County and am impacted by this proposal.

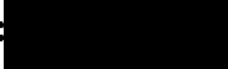
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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Joss Snow
Severed in line with s.20 of ATIA

Signature: 

Mailing Address: 21 Edward Rd

City Sturgeon County Postal Code T0G 1L2

Date: August 14 2015

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Justin Rignier

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: 35 S8121 Lily Lake Rd

City Sturgeon County Postal Code T0G 1L2

Date: Aug 14 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Terry Kachtg

Severed in line with s.20 of ATIA

Signature: 

Mailing Address: 36 58121 Lily Lake Road

City Sturgeon County Postal Code T0G1L1

Date: 14 Aug 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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My signature on this letter shows my support for these plans. We appreciate the effort made to consult with the community and continued support in helping local businesses grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Carl Lindholm

Signature: Severed in line with s.20 of ATIA

Mailing Address: Box 365 43 Braun Village

City Bon Accord Alta Postal Code T0A-0K6

Date: Aug 14 / 2025

Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

Prairie Gardens has been working diligently with Sturgeon County to achieve a permanent development permit for the farm agritourism activities. Prairie Gardens recently commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road.

The study is now complete, and confirms that our current traffic levels have minimal impact on the roadway most months of the year. In order to strengthen our long-term planning goals for the 20-year horizon, we're proposing improvements including **seasonal variable speed reduction signage, enhanced traffic awareness signs**, and a **revised on-site circulation plan** to better manage visitor flow during peak periods of visitor activity. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Amber Winchar
Severed in line with s.20 of ATIA

Signature: 

Mailing Address: 25100 Twp Rd 554, 472

City Sturgeon County Postal Code T0R 2G5

Date: July 30 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

Prairie Gardens has been working diligently with Sturgeon County Planning Department to achieve a permanent development permit for the farm agritourism activities. As required by Sturgeon County, Prairie Gardens commissioned an Engineering Firm to conduct a Transportation Assessment to explore ways to improve safety and traffic operations near our site on Lily Lake Road. These efforts will eliminate the need for seasonal temporary traffic speed-reduction signage, and temporary permits, while ensuring our site remains safe and accessible for all road users—including you, our valued neighbours, friends and visitors.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Jackie Zinnick

Signature: [Redacted] 56222 Reg Rd 257

Mailing Address: Box 572 NE-1756-23 W7.

City Bon Accord AB Postal Code T0A 0K0

Date: Aug 15, 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Dale Zinnick

Signature: Severed in line with s.20 of ATIA

Mailing Address: P.O. Box 572

City Bon Accord Postal Code T0A 0K0

Date: Aug 15/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Amaka Kobayashi

Signature: [Redacted]

Mailing Address: 23410 hwy rd 570 Sturgeon County
City Bon Accord Postal Code T0A 0K1

Date: Aug 15 2023

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: _____

Cheryl Shewchuk

Signature: _____

Severed in line with s.20 of ATIA

Mailing Address: _____

23430-TWR 570

City: _____

Sturgeon County

Postal Code: _____

T6A 0K0

Date: _____

Aug 15/15

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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I am **FOR** this proposal.

Name: Jake Lavie

Signature: 

Mailing Address: 56528 Rge Rd 234

City: Sturgeon County Postal Code: T0A 1N0

Date: 15th Aug 2025

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Cori Jodain

Severed in line with s.20 of ATIA

Signature: [Redacted]

Mailing Address: Box 879 56504 234 R6 RD Sturgeon County

City Ben Accord, AB Postal Code T0A 0X0

Date: Aug 15/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: KEVIN SCHNEIDER
Severed in line with s.20 of ATIA

Signature: _____

Mailing Address: 56504 Rqe Rd 234 Sturgeon County

City _____ Postal Code _____

Date: _____

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

I am **FOR** the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

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I am **FOR** this proposal.

Name: _____

Dorel Jodoin

Severed in line with s.20 of ATIA

Signature: _____

Mailing Address: _____

BOX 579 Bon Accord, 56504 Rge Rd 234
Sturgeon County

City _____

Bon Accord AB

Postal Code T0A 0K0

Date: _____

Aug. 15/25

Sturgeon County Public Hearing – 1419 Stakeholder Letter of Support - Prairie Gardens

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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: BRUCE CHEDZOV
Severed in line with s.20 of ATIA

Signature: _____

Mailing Address: 57115 - RANGE Rd 233

City STURGEON COUNTY Postal Code T0A 1N5

Date: AUGUST 15, 2025

Stakeholder Letter of Support - Prairie Gardens

I am FOR the Prairie Gardens Variable Speed Sign and the approval of Prairie Gardens' Development Permit.

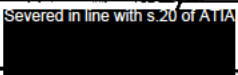
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Your signature on this letter would show your support for these plans and help streamline the approval process with the County. We appreciate your time and continued support in helping us grow safely and responsibly as part of our shared community.

I am **FOR** this proposal.

Name: Sheena Doyle

Signature: 
Severed in line with s.20 of ATIA

Mailing Address: 53 58121 Lily Lake Rd

City Sturgeon County TOG 1L2 Postal Code AB

Date: July 30/25

Prairie Gardens Letters of Support Public Consultation 1419 August 26 - 2025
FOR PRAIRIE GARDENS Variable Speed Proposal

Name	Address	Lives in	RT
Ivan Siemens	56307 Lily Lake Rd	Sturgeon County	1
John and Lauraine Allison	56312 Lily Lake Rd	Sturgeon County	2
Hugh & Rita Allen	23415 TWP RD 564	Sturgeon County	3
Ritchie Michalczyk	23510 TWP RD 564	Sturgeon County	4
Michelle Michalczyk	23510 TWP RD 564	Sturgeon County	5
Joseph Michalczyk	23510 TWP RD 564	Sturgeon County	6
Joe Milligan	56309 RGE RD 234	Sturgeon County	7
Rita Milligan	56309 RGE RD 234	Sturgeon County	8
Brad Milligan	56309 RGE RD 234	Sturgeon County	9
Cindy Briggs	56329 RGE RD 240	Sturgeon County	10
Nora Nykipilo	55431 RR 250	Sturgeon County	11
Lori Bilecki	24103 TWP RD 570	Sturgeon County	12
Madeleine Gibson	1 Outlook Place	St. Albert (Staff)	13
Roxanne Loberg	4916 - 49th Av	Bon Accord (Staff)	14
Pearl Bichett	58571 Rge Rd 241	Sturgeon County	15
Calvin Williams Golden	57023 Lily Lake Rd	Sturgeon County	16
Keith Walters	57029 - Lily Lake Rd	Sturgeon County	17
Deardre Walters	57029 - Lily Lake Rd	Sturgeon County	18
Dwayne Schmidt	57028 Lily Lake Rd	Sturgeon County	19
Ernie and Deborah Millard	57422 RG RD 262	Sturgeon County	20
Ross Cowley	57106 Lily Lake Road	Sturgeon County	21
Catherine Cyr	57405 RGE RD 241	Sturgeon County	22
Ryan Medwid	57310 Lily Lake Rd	Sturgeon County	23
Norm Prins	56515 Lily Lake Rd	Sturgeon County	24
Gloria Mousnsef	57422 Lily Lake Rd	Sturgeon County	25
Leo Panchysyn	570501 Lily Lake Road	Sturgeon County	26
Darcy Materi	57517 Lily Lake Road	Sturgeon County	27
Robert Beach	#7 57515 Lily Lake Road	Sturgeon County	28
Elisabeth Fokkema	#5, 57517 Lily Lake Rd	Sturgeon County	29
Philip Forema	#5, 57517 Lily Lake Rd	Sturgeon County	30
Emily Redekop	#19, 57517 Lily Lake Rd	Sturgeon County	31
Linda Hutnan	#47 58121 Lily Lake Rd	Sturgeon County	32
Richard Lecleg	57531 Lily Lake Rd	Sturgeon County	33
Gary Kostiw	23504 - TWP Rd 580	Sturgeon County	34
Mikayala Kostiw	57515 Rge Rd 240	Sturgeon County	35
Birdie Dunkley	#3, 58121 Lily Lake Road	Sturgeon County	36
Denise Crossley	#5, 58121 Lily Lake Rd	Sturgeon County	37
Agnieszka Cebula	#18, 58121 Lily Lake Rd	Sturgeon County	38
Sherry & Phil Menard	#19, 58121 Lily Lake Rd	Sturgeon County	39
Don Klein	57118, RG RD 240	Sturgeon County	40
Kait Green	23 Edward Rd	Sturgeon County	41
Jess Snow	27 Edward Rd	Sturgeon County	42
Justin Rignir	35, 58121 Lily Lake Rd	Sturgeon County	43

Prairie Gardens Letters of Support Public Consultation 1419 August 26 - 2025
FOR PRAIRIE GARDENS Variable Speed Proposal

Name	Address	Lives in	RT
Terry Kochta	#36, 58121 Lily Lake Rd	Sturgeon County	44
Carl Lindholm	43, Braun Village	Sturgeon County	45
Gale Kosinsky	56518 RGE RD 270	Sturgeon County	46
Amber Wiwchar	25100 TWP RD 554	Sturgeon County	47
Jackie Zinnick	56222 RGE RD 234	Sturgeon County	48
Dale Zinnick	56222 RGE RD 234	Sturgeon County	49
Annaca Kobayashi	23414 TWP RD 570	Sturgeon County	50
Christine Lewis	#4, 23415 HWY 28	Sturgeon County	51
Cheryl Shewchup	23430 - TWP RD 570	Sturgeon County	52
Jake Laursen	56528 - RGE RD 234	Sturgeon County	53
Cori Joudin	56504 - RG RD 234	Sturgeon County	54
Ken Schneider	56504 RG RD 234	Sturgeon County	55
Darel Joudin	56504 RG RD 234	Sturgeon County	56
Sheena Doyle	5358121 Lily Lake Rd	Sturgeon County	57
Bruce Chedzoy	57115 RGE RD 233	Sturgeon County	58

From: [Tam Andersen](#)
To: [Legislative Services](#); Severed in line with s.20 of ATIA
Cc: Severed in line with s.20 of ATIA [Paul Smith](#)
Subject: Letter to the SDAB Hearing, Kathaleen Gibson re: 012-STU-101; 025-STU-011
Date: September 16, 2025 7:54:45 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Hello Melody,
Please add this letter to our Prairie Gardens response, as Kathleen Gibson is an impacted neighbor within the 2 mile radius zone - to the Subdivision Appeal Board 012-STU-010; 025-STU-011

Warm regards, Tam

--

Subdivision Appeal Board

SDAB File Number: 025-STU-010 ; 025-STU-011

Letter of Support for Prairie Gardens

To the Subdivision Appeal Board,

As a neighbor residing approximately two miles from Prairie Gardens, I am writing to express my enthusiastic support for their continued operations and community contributions.

Since moving into the area, I have visited the farm to buy plants, enjoying both the fresh local produce and the welcoming atmosphere. Prairie Gardens is a cherished part of our neighborhood, offering fruit trees, wholesome family activities, and a strong sense of community spirit.

I fully support upholding their development permit, and the plan for a reduced speed zone along Lily Lake Road adjacent to the farm. This measure would enhance safety for all commuters and visitors, especially during peak seasons. Personally, I have not experienced any negative impacts related to noise or traffic. I have not seen any trespassers on fields surrounding the farm. Prairie Gardens provides a fun family outing for residents in Sturgeon County.

I believe the benefits Prairie Gardens brings—particularly during their six weekends of fall harvest festivities—far outweigh any temporary inconveniences.

Their dedication to sustainable agriculture, local food production, and family-friendly events enriches our region and fosters a deeper connection between farms, acreage owners and creates an urban understanding and appreciation for local agriculture.

Thank you for considering this letter as part of your review. I am proud to stand behind Prairie Gardens and the positive role they play in our community.

Sincerely,

Severed in line with s.20 of ATIA

23522 TWP S64 Sturgeon County AB T6A 0K2

Kathleen Gibson

Date: Sept 15 2025

Sturgeon Address: 23522 TWP S64 Sturgeon County AB T6A 0K2

Tam Andersen
Director of Fun & Horticulturalist
Prairie Gardens
Celebrating 67 Years of Growing Trees for the Prairies
Specializing in Hardy Zone 1-3

P: 780.921.2272 F: 780.921.2398

E Severed in line with s.20 of ATIA

Page 195 of 227

From: [Tam Andersen](#)
To: [Legislative Services](#); Severed in line with s.20 of ATIA
Cc: Severed in line with s.20 of ATIA; [Paul Smith](#)
Subject: Tim Milligan Letter for Subdivision Appeal Board 012-STU-010; 025-STU-011
Date: September 16, 2025 7:57:14 AM

Hello Melody,
Please add this letter to the SDAB Hearing package for September 23, as Tim Milligan is an impacted neighbor within the 2 mile radius zone - to the Subdivision Appeal Board 012-STU-010; 025-STU-011

--

Letter of Support for Prairie Gardens – Development Permit 305305-25-D170

To Whom It May Concern,

I am writing FOR the approval of Development Permit 305305-25-D170, which proposes a diverse agritourism operation in our region. Prairie Gardens is a valued community farm that blends agriculture with education, recreation, and local economic development. Their permit reflects the experiences they already offer—such as a garden centre, tree farm, farm market, educational tours, culinary workshops, seasonal festivals, small-scale food processing, a petting farm, pony and hayrides, and agricultural mazes—and represents a sustainable model for rural innovation. It also improves the quality of life for Sturgeon County residents, by providing local families with wholesome entertainment while deepening their appreciation for rural life.

This initiative supports public interest in local food, outdoor experiences, and agricultural literacy. It also reflects broader trends in farm diversification and rural revitalization.

By adding value to local crops and offering family-friendly activities, Prairie Gardens fosters community engagement while preserving agricultural heritage. Their vision is both culturally enriching and environmentally responsible. This initiative aligns perfectly with the growing public interest in reconnecting with food sources, supporting local producers, and engaging in meaningful outdoor experiences. Prairie Gardens' commitment to education and community engagement through workshops and tours fosters agricultural literacy and inspires future generations of growers, makers, and environmental stewards. It also aligns with the trend for farm diversification to realign with world and current market trends, challenges and opportunities.

In a time when rural communities and farms are seeking innovative ways to diversify their economies and preserve their agricultural heritage, Prairie Gardens stands out as a leader. Their vision is both culturally enriching and environmentally sustainable, and is valued by our local community and our neighborhood overall.

I fully support Development Permit 305305-25-D170 and its approval. Prairie Gardens is an asset to our region and a leading example of agritourism as a sustainable farm diversification.

Your truly,

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Printed Name:

Tim Milligan

Julie Milligan

Sep 9, 2025.

County Address:

2332 Twp 564

Date:

Sep 9 / 2025

Tam Andersen
Director of Fun & Horticulturalist
Prairie Gardens
Celebrating 67 Years of Growing Trees for the Prairies
Specializing in Hardy Zone 1-3

P: 780.921.2272 F: 780.921.2398

<https://prairiegardens.org/>

Page 198 of 227

From: [Tam Andersen](#)
To: [Legislative Services](#); Severed in line with s.20 of ATIA
Cc: Severed in line with s.20 of ATIA; [Paul Smith](#)
Subject: Cindy Briggs Subdivision Appeal Board 012-STU-010; 025-STU-011
Date: September 16, 2025 8:01:12 AM

Hello Melody,
Please add this letter to the SDAB Hearing package for September 23, as Cindy Briggs is an impacted neighbor within the 2 mile radius zone - to the Subdivision Appeal Board 012-STU-010; 025-STU-011

--

Subdivision Appeal Board

SDAB File Number: 025-STU-010 ; 025-STU-011

Letter of Support for Prairie Gardens

To Whom It May Concern - Subdivision Appeal Board,

As a close-by resident to Prairie Gardens (we live approximately 2 miles away, in the area), I am writing to express my full support for Prairie Gardens and the vital role it plays in our community.

Prairie Gardens is more than a farm—it's a cornerstone of local life. Its impact spans far beyond agriculture, touching education, employment, tourism, and community development. The farm regularly hosts school field trips, offering children a rare and meaningful hands-on experience with nature and food production. For many students, it's their first time seeing how food grows, and it sparks curiosity and respect for the land.

Equally important is Prairie Gardens' commitment to youth employment. They consistently hire students from Sturgeon Composite High School, providing them with their first job in a supportive and enriching environment. At a time when youth unemployment in Alberta remains a challenge, these opportunities are not just helpful—they're transformative.

Prairie Gardens also contributes to local tourism and the regional economy. Their seasonal events, especially the fall harvest weekends, attract visitors from across the province, supporting nearby businesses and showcasing the vibrancy of our rural community. Their involvement with local agriculture societies and schools further strengthens community ties, and I've even seen their team members volunteer as a local school's basketball coach—demonstrating a genuine investment in youth development both on and off the farm.

I support their continued operation and development permit. The proposed reduced speed zone along Lily Lake Road near the farm is a practical step that enhances safety for families, staff, and visitors. Personally, I have not been negatively affected by traffic or noise, and I believe the benefits Prairie Gardens brings far outweigh any temporary inconveniences.

Prairie Gardens is a model of what community-focused agriculture can look like, and I wholeheartedly support their continued success.

Sincerely,

Severed in line with s.20 of ATIA

5632-9 Range Road 240

Date:

September 15, 2025

Tam Andersen
Director of Fun & Horticulturalist
Prairie Gardens
Celebrating 67 Years of Growing Trees for the Prairies
Specializing in Hardy Zone 1-3
Fruits and Ornamental Trees

Severed in line with s.20 of ATIA

E. Severed in line with s.20 of ATIA

<https://prairiegardens.org/>

Amiskwaciwâskahikan, Treaty 6 Territory Payhonin National Healing Forest and Conservation project is located here, on these lands. We acknowledge that the work that we do is in service to amiskwaciwâskahikan ($\langle \text{ᐱᓃᑦᐸᓄᐅᑦ} \rangle$), Papaschase Cree Nation, who have been the caretakers of this land since time immemorial and the nations who have crossed through here, the Blackfoot, Nakota Sioux, Metis, Saulteaux, Salish, and Dene Nations as well as the responsibilities of being in Treaty 6 territory.

From: [Tam Andersen](#)
To: [Legislative Services](#); Severed in line with s.20 of ATIA
Cc: Severed in line with s.20 of ATIA; [Paul Smith](#)
Subject: S. Briggs Transport Subdivision Appeal Board 012-STU-010; 025-STU-011
Date: September 16, 2025 8:05:26 AM

Subdivision Appeal Board 012-STU-010; 025-STU-011

Please add this letter from S. Briggs Transport to the hearing package for the September 23 hearing re: Prairie Gardens.

Thank you, Tam

--

Subdivision Appeal Board

SDAB File Number: 025-STU-010 ; 025-STU-011

Letter of Support for Prairie Gardens

Attention: Subdivision Appeal Board

September 15, 2025

My residence is within the 2-mile radius of Prairie Gardens. I am writing to express my full support for Prairie Gardens, and urge the Subdivision Appeal Board to uphold their development permit.

As a professional truck driver who has traveled Lily Lake Road for over 40 years, I've had a front-row seat to the growth and evolution of our region. I have driven a truck and transport trailer past their farm for decades on a regular basis, and have never encountered a traffic snarl, or seen an incident, and there has never been an accident.

I support the approval of their development permit, and proposed reduced speed zone along Lily Lake Road near the farm. It's a reasonable step to ensure safety. And, as someone who's driven that road for decades, I can say the traffic flow remains manageable, and the seasonal increase during harvest weekends is well worth the benefit Prairie Gardens brings to our region.

In a time when small businesses and family farms are facing increasing challenges, Prairie Gardens stands out as a success story. Their commitment to local agriculture, tourism, and community engagement is exactly what Sturgeon County needs. They're not just growing food—they're growing futures.

I have more concerns about the access to Bon Accord (54-ave), which is just a mile south of Prairie Gardens on Lily Lake Road. It is busier year-round, as school buses are turning left across the road there, to get in and out of Bon Accord's junior high school, and there is consistent traffic turning right or left there; yet there is no turning lane or reduced speed zone.

I urge the Board to allow Prairie Gardens to continue to thrive, and approve their development permit and continue supporting small businesses in Sturgeon County that make our county proud.

Scott Briggs, S. Briggs Transport

Address: 56329-RR240.

Severed in line with s.20 of ATIA

Tam Andersen
Director of Fun & Horticulturalist
Prairie Gardens
Celebrating 67 Years of Growing Trees for the Prairies
Specializing in Hardy Zone 1-3

P: 780.921.2272 F: 780.921.2398

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Amiskwaciwâskahikan, Treaty 6 Territory Payhonin National Healing Forest and Conservation project is located here, on these lands. We acknowledge that the work that we do is in service to amiskwaciwâskahikan ($\langle \text{ᐱᓂᑦᕈᓂᐸᐅᐸ} \rangle$), Papaschase Cree Nation, who have been the caretakers of this land since time immemorial and the nations who have crossed through here, the Blackfoot, Nakota Sioux, Metis, Saulteaux, Salish, and Dene Nations as well as the responsibilities of being in Treaty 6 territory.

From: [Severed in line with s.20 of ATIA]
To: [Legislative Services](#); [Severed in line with s.20 of ATIA] [Severed in line with s.20 of ATIA]; [Paul Smith](#)
Subject: S. Briggs Transport Subdivision Appeal Board 012-STU-010; 025-STU-011
Date: September 16, 2025 8:07:05 AM

Subdivision Appeal Board 012-STU-010; 025-STU-011

Hello Melody, Please add this letter from S. Briggs Transport - Scott Briggs to the hearing package, as he is an affected resident and business within the 2 mile zone.

Warm regards, Tam

--

Subdivision Appeal Board

SDAB File Number: 025-STU-010 ; 025-STU-011

Letter of Support for Prairie Gardens

Attention: Subdivision Appeal Board

September 15, 2025

My residence is within the 2-mile radius of Prairie Gardens. I am writing to express my full support for Prairie Gardens, and urge the Subdivision Appeal Board to uphold their development permit.

As a professional truck driver who has traveled Lily Lake Road for over 40 years, I've had a front-row seat to the growth and evolution of our region. I have driven a truck and transport trailer past their farm for decades on a regular basis, and have never encountered a traffic snarl, or seen an incident, and there has never been an accident.

I support the approval of their development permit, and proposed reduced speed zone along Lily Lake Road near the farm. It's a reasonable step to ensure safety. And, as someone who's driven that road for decades, I can say the traffic flow remains manageable, and the seasonal increase during harvest weekends is well worth the benefit Prairie Gardens brings to our region.

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I urge the Board to allow Prairie Gardens to continue to thrive, and approve their development permit and continue supporting small businesses in Sturgeon County that make our county proud.

Scott Briggs, S. Briggs Transport

Address: 56329-RR240.

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Prairie Gardens

EST. 1956 SERVING STURGEON COUNTY FOR 69 YEARS

FULLY PERMITTED

AGRI-TOURISM CULINARY TOURISM VALUE-ADDED AGRICULTURE

TREE NURSERY ORCHARD GROWER MARKET GARDEN UPICK PUMPKIN FARM



EST. 1956 SERVING STURGEON COUNTY FOR 69 YEARS

Agricultural Experiences = Agri-tourism



The Biggest Package of Benefits is at the Municipal Level



WE'RE OPEN
EVERY DAY 9:30-7PM
CANADA'S MOST COMPREHENSIVE
COLLECTION OF HARDY-TO-ALASKA
FRUIT TREES PLUS GORGEOUS
HANGING BASKETS

BON ACCORD
780-921-2272



Small Business in Sturgeon County



Local Food Security



Jobs, Quality of Life and Tourism

We align with Sturgeon County Land Use Policy

Women Owned Women Lead Small Scale Farm in Sturgeon County

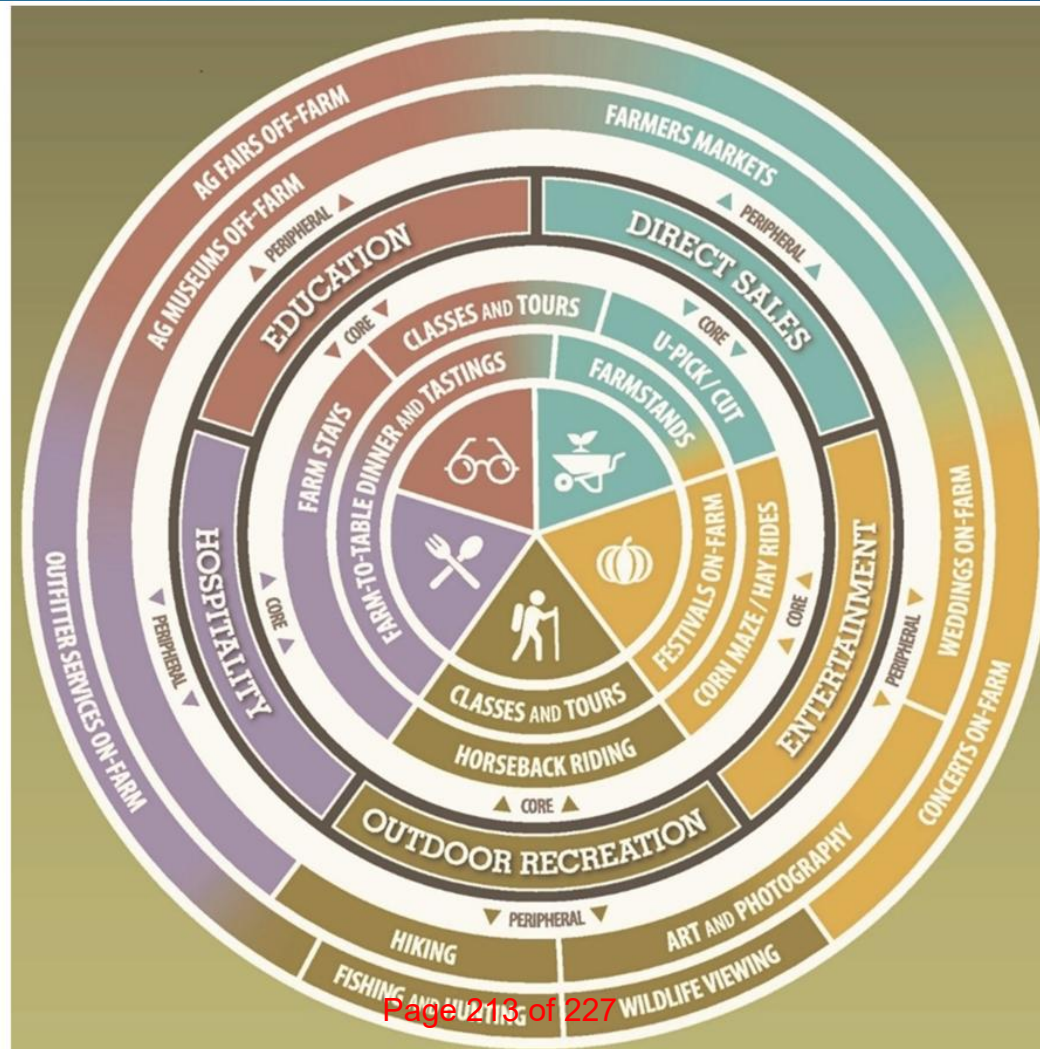


What is Agritourism?

Agritourism
Simply put.

When
customers
come to our
farms.

*Tourism
happens
when they
drive more
than 40 km
to get here.*



**Agritourism
Conceptual
Framework**

**Global
Agritourism
Network**

**U of
Vermont
Lisa Chase**

SAFETY is our #1 Priority

STEPS TAKEN AND PROVEN SUCCESSFUL

- 1) Prairie Gardens has **Passed ALL Safety Inspections**. There have been no traffic accidents or violations in the 69 year history of the farm.
- 2) Traffic Impact Study completed by McElhanney Engineering as per Sturgeon County Request.
- 3) Non- Statutory Public Hearing on August 26-2025. Extensive public consultation resulted in 90% favourable public sentiment about Prairie Gardens and a New Variable Speed Zone to mitigate peak season visitor car trips.
- 4) 59 letters of support for Prairie Gardens.
- 5) New Variable Speed Zone option Approved by Sturgeon County Council September 9th, 2025.
- 6) For this hearing – we have also received an additional 7 letters from residents / farms within the 2 mile radius.

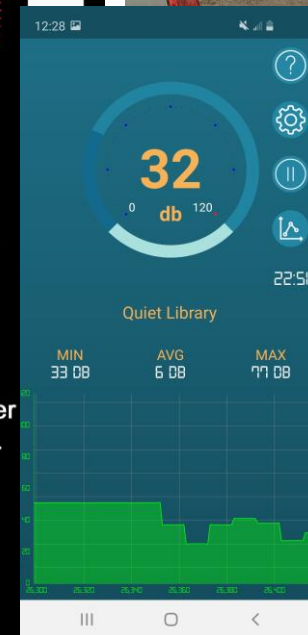
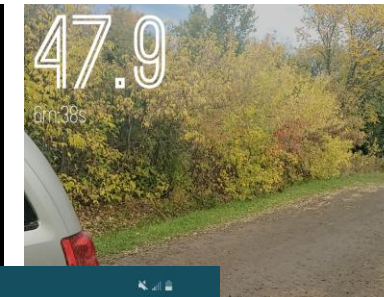
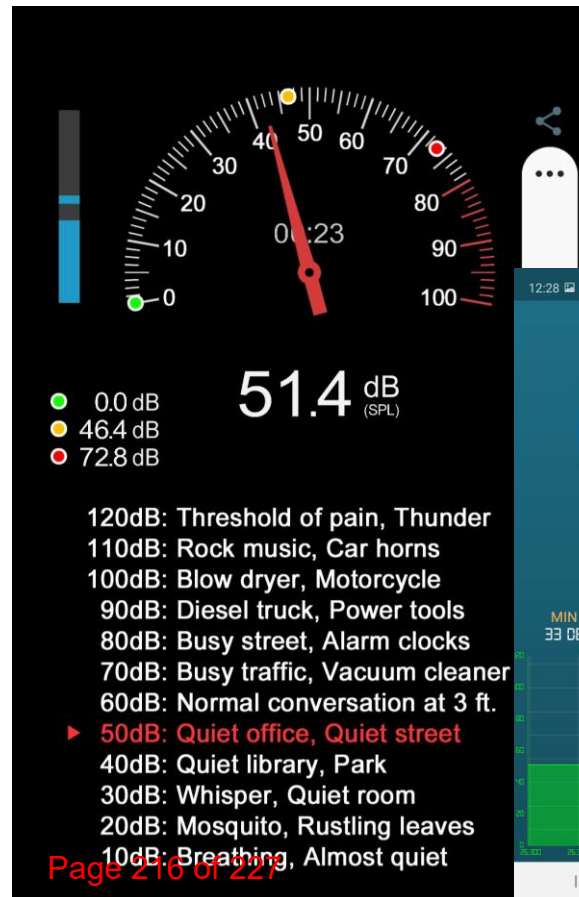
Parking at Prairie Gardens



Proven Untrue Multiple Complaints from Neighbor on Noise. Evidence of Typical Noise Level (Decibel) Reading Daytime or Evening



- 120dB: Threshold of pain, Thunder
- 110dB: Rock music, Car horns
- 100dB: Blow dryer, Motorcycle
- 90dB: Diesel truck, Power tools
- 80dB: Busy street, Alarm clocks
- 70dB: Busy traffic, Vacuum cleaner
- 60dB: Normal conversation at 3 ft.
- 50dB: Quiet office, Quiet street
- ▶ 40dB: Quiet library, Park
- 30dB: Whisper, Quiet room
- 20dB: Mosquito, Rustling leaves



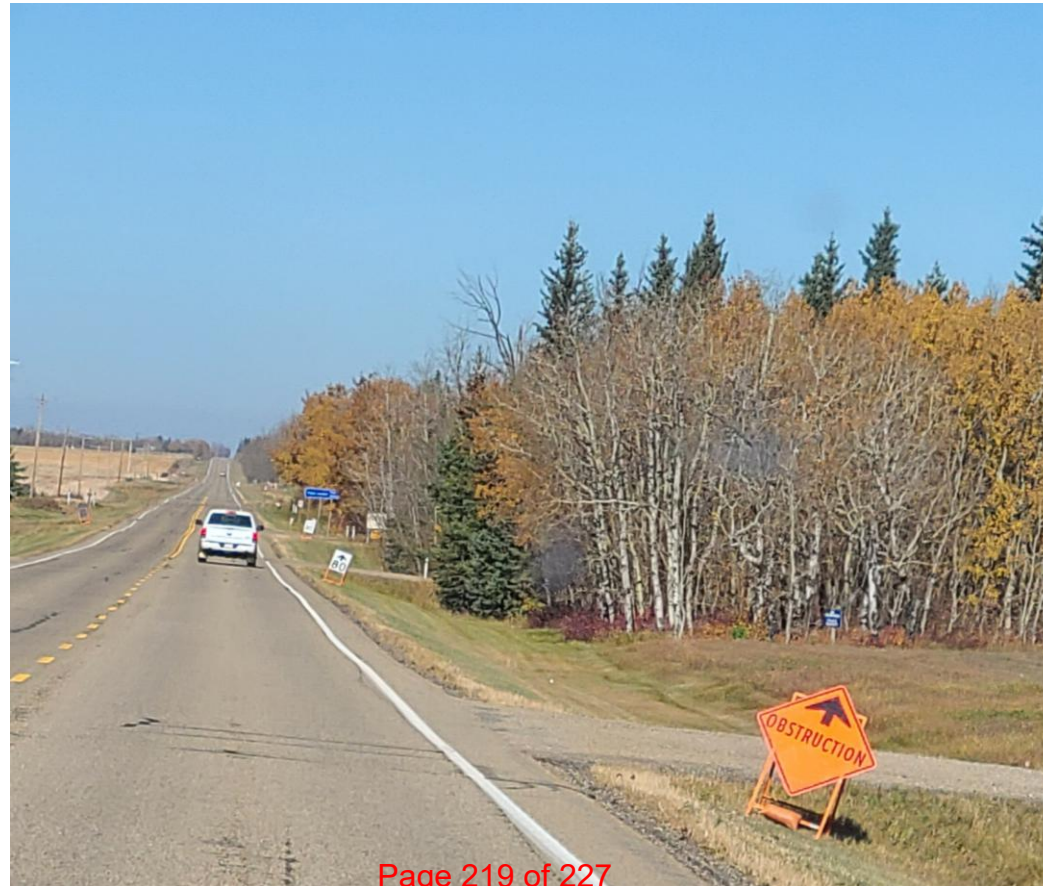
Successful Timed Entry Results in Parking with Staggered Arrival to Smooth Traffic – it's Working!



Pumpkin Harvest Fest Weekday Parking



Evidence of Traffic Levels, Successful Mitigations, Traffic Accommodation Strategy and Typical AADT / Daily Hourly Volume at Prairie Gardens



Future Generations – Save the Family Farm in Sturgeon County - we need your help.



Page 220 of 227



Future Generations – Save the Family Farm in Sturgeon County - we need your help.

Family farms thrive when we add diversity and a place for the next generation.



Future Generations – Save the Family Farm in Sturgeon County - we need your help. For...

This generation



And this generation



WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

John and Lauraine Allison

September 16, 2025

Via email to: Legislativeservices@sturgeoncounty.ca

Sturgeon County
Subdivision and Development Appeal Board
9613 100 street
Morinville, Alberta T8R 1L9

Dear Sir/Madam:

Re: SDAB File Number 025-STU-010/025-STU-011 - Prairie Gardens

As a long term resident of Sturgeon County living adjacent to Prairie Gardens for over 30 years, we are writing to express my full support for their permanent development permit and the proposed implementation of an 80 km/h speed zone on Lily Lake Road.

Further, we are quite concerned that Sturgeon County is wasting this amount of time, years now, in trying to set up “road blocks” against this business instead of trying to enhance and promote this business. My wife recently met up with a work colleague who stated her son, in kindergarten in Beaumont was travelling to Prairie Gardens the week of September 15, 2025, to enjoy the adventure farm. Other friends, through a Sherwood Park book club bring their grandchildren every year to enjoy the Halloween activities. It seems to me that Sturgeon County should be happy about Prairie Gardens bringing positive attention to Sturgeon County. Prairie Gardens is a responsible and cherished part of the community. Its continued presence provides a family friendly atmosphere.

Prairie Gardens and its owner Tam Andersen has been a valued part of our rural community which offers local agriculture, education and family friendly engagement. Over the years, we’ve witnessed firsthand how their operations have evolved thoughtfully and responsibly with consideration for the surrounding residents and environment. The unreasonable demands by Sturgeon County have always been met even though it may have adversely affected their business operations.

Despite the seasonal popularity, we can confidently say that Prairie Gardens does not disrupt our rural lifestyle. We do not experience noise pollution from their events and the operating hours are reasonable. We have not encountered issues such as trespassing or property vandalism. The additional traffic generated during a few peak weekends is seldom noticed and in our view a small trade off for the economic and cultural benefits that they bring to the region.

In our opinion, their approved development permit application reflects a clear understanding of the community’s needs and offers adequate protection for neighboring properties. Prairie Gardens has consistently demonstrated a commitment to community consultation, safety, sustainability and respectful coexistence. For these reasons, I also support the introduction of a reduced speed zone on Lily Lake Road of 80 km/h which would enhance safety for visitors, staff, residents and students travelling to and from the schools on buses. We fully support their efforts to secure a permanent development permit and a reduced speed zone to 80 km/h.

If we can be of further assistance, please do not hesitate to contact us. We would be happy to discuss this matter further.

Yours truly,

John and Lauraine Allison
56312 Lily Lake Road
Sturgeon County, Alberta

Subdivision Appeal Board Hearing

legislativeservices@sturgeoncounty.ab.ca

SDAB FILES 025-STU-010; 025-STU-011

To the Members of the Subdivision and Development Appeal Board,

I am writing in support of Prairie Gardens and the development permits issued to them by Sturgeon County.

We are one the Andersen's closest neighbors, and we are located just ½ mile north of Prairie Gardens on TWP RD 564. Our family has owned our land in Sturgeon County for over 85 years.

We have travelled past Prairie Gardens on Lily Lake Road, on a routine basis, for over 45 years. Prairie Gardens is a long-time Sturgeon County business, and has been operating at their location at 56311 Lily Lake Road for about 65 years. The original founder, John Chedzoy was a good friend to my Mom and Dad, just as the Andersens are to us today. It seems that many of the younger generation seem not to be so community minded.

Throughout the time I have lived here, and the many, many times I have driven past their gate, I have not encountered traffic, noise or congestions issues. For the majority of the year – at least for 300 days, we do not notice any impact from Prairie Gardens, and they are very quiet during the winter months.

Although there is a seasonal increase of traffic on weekends in the fall through mid-September and October, it is our experience that the seasonal increase is well managed and not disruptive. We have not experienced any noise, trespassing or other concerns, and we support the variable speed zone strategy to keep all motorists safe. To our knowledge, there has never been an accident here.

What we don't understand is that the same rules do not seem to apply at the 54th Ave approach into Bon Accord past Lilian Shick School. With multiple school busses turning left across traffic on Lily Lake Road the entire school year, and with at least 500 trips a day entering or leaving Bon Accord onto Lily Lake Road, just 1km south of Prairie Gardens, you'd think this would be a far more pressing matter. Yet there is no speed reduction or turning lane. There is an 80km zone at Fedorah, but the local hall burned down, so very little activity there.

Prairie Gardens has consistently demonstrated a commitment to safety, sustainability, and respectful neighbor relations. We speak often, and are happy to be a close neighbor. They are a multi-generational farm, with Tam and her daughter Laurel working together, trying to make a living as a women-lead small-scale farm business in Sturgeon County.

Tam has demonstrated her commitment to working collaboratively and positively in the region with her commitment to agritourism and building a network of like-minded farms. She is also the president of the Alberta Farm Fresh Producers Association, which represents agritourism in Alberta. She recently spearheaded a “cluster development” program that featured a number of other Sturgeon County agritourism farms in a regional farm tour program, which was supported by Explore Edmonton, and Go East of Edmonton – local destination development organizations.

Tam’s daughter, Laurel Andersen, is a young farmer in our area. She is the next generation to get involved with their farming operations. Her commitment to community and agriculture is commendable; she coaches several basketball programs for youth in Sturgeon County, is a member of the board of Bon Accord & District Agricultural Society, and works tirelessly to be the “best in class” agricultural and agritourism businesses, coaching youth in their first jobs, and other similar farms to succeed.

Prairie Gardens has won numerous awards, and was recently short-listed as one of the top 10 best agritourism farms as an innovative business model in the world, by the Global Agritourism Network. They also were awarded the Best Culinary Experience award by Edmonton attractions in 2024, and the Best Agritourism Experience – Morinville Chamber of Commerce.

Their presence enhances the local economy and fosters community engagement. Their continued operation aligns with the County’s goals for rural development, agriculture and agritourism.

I respectfully urge the Board to uphold the Sturgeon County permits and allow Prairie Gardens to continue doing what was started 65 years ago and have built into the agricultural business it is today.

Sincerely,

Hugh E. Allen, P. Eng.

Sturgeon County Address: 23415 Twp Rd 564 (NE 20-56-23-W4)